

2004 0468

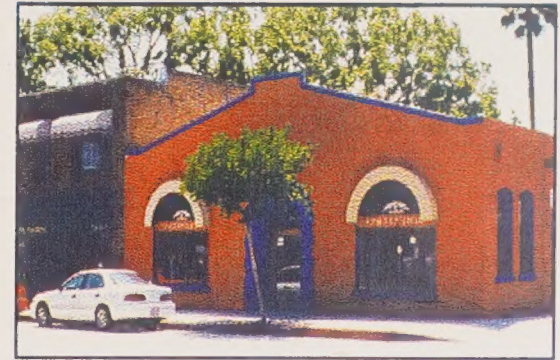
IGSL

West Gateway Specific Plan

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

SEP 17 2004

UNIVERSITY OF CALIFORNIA



*Adopted by the
City Council on
July 13, 1998*



Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

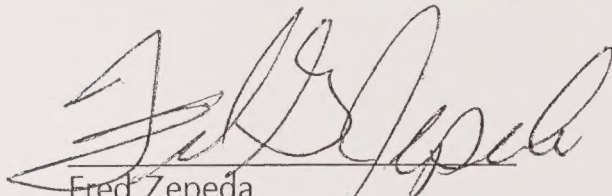
<https://archive.org/details/C101745987>

July 13, 1998

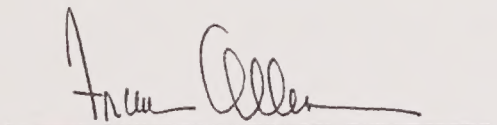
Dear Community Member:

We are proud to present the West Gateway Specific Plan. The Plan is the product of thirty-six meetings of the West Gateway Coordinating Committee, fifteen community workshops, and dozens of other meetings. It represents the cooperative work of staff from several City departments. In the West Gateway Specific Plan we were able to achieve consensus of the major property owners, West Pasadena Residents' Association, and the Chamber of Commerce on the future direction for this important area of Pasadena.

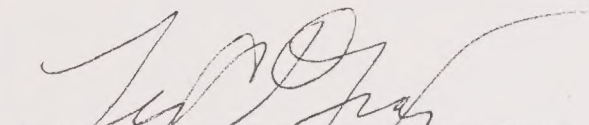
Members of the West Gateway Coordinating Committee:



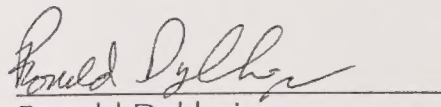
Fred Zepeda
Planning Commission



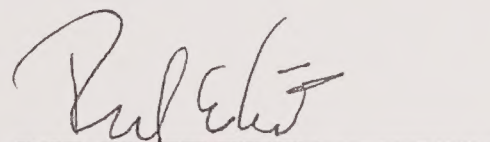
Fran Allen
Representing Council District #1



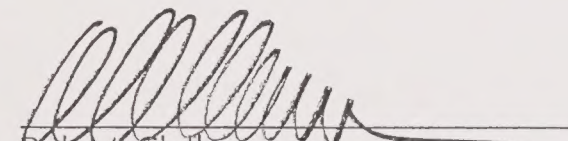
Leslie Clarke Gray
West Pasadena Residents' Association



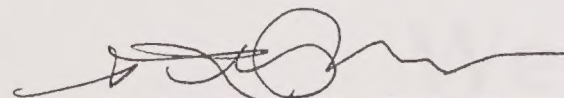
Ronald Dykhuizen
Norton Simon Museum of Art
and Norton Simon Art Foundation



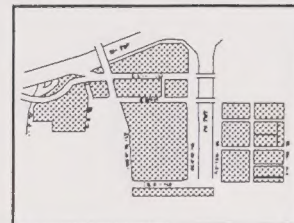
Ronald Lewis
Cultural Heritage Commission



Bob McClellan
Chamber of Commerce

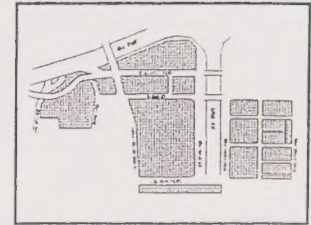


Richard P. van Pelt
Worldwide Church of God

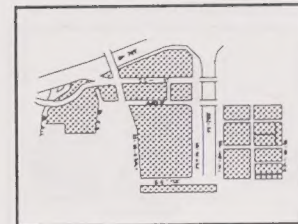


West Gateway Specific Plan

Table of Contents



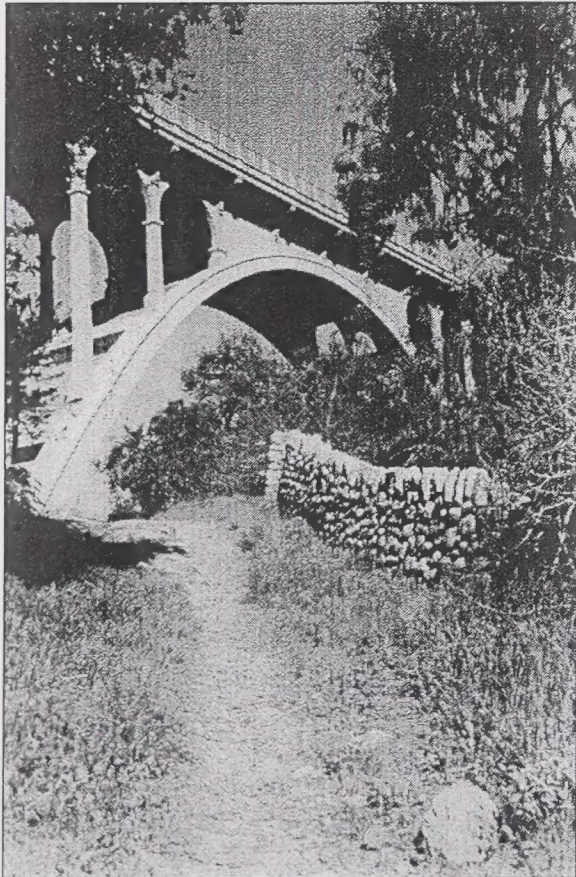
EXECUTIVE SUMMARY	1	<i>Existing Zoning</i>	60
I. INTRODUCTION.....	5	<i>Existing Street Patterns</i>	62
Purpose of the Specific Plan	6	<i>Architectural Resources</i>	64
Organization of the Specific Plan	7	<i>Historic Preservation</i>	65
II. THE PAST.....	9	<i>Structural, Physical, and Rehabilitation Analysis</i>	66
Historical Background	10	IV. THE FUTURE.....	69
Specific Plan Background	15	Vision	69
Public Participation	16	General Plan	70
Plan Preparation	18	West Gateway Guiding Principles	74
III. THE PRESENT.....	19	Issues, Strategies and Recommendations	77
Location	20	West Gateway	78
Natural Setting	21	General Plan Numeric Limitations	80
Mobility	22	Design Guidelines - Area Wide	85
Sub-area Existing Conditions	24	Orange Grove / Colorado	89
Orange Grove / Colorado	27	Future Use of the Former Ambassador College Property	90
Existing Land Use	28	Development of West Colorado Boulevard	94
Existing Parcel Patterns	30	South DeLacey Corridor	99
Existing Zoning	32	Area 1 - Retain the Historic Character through Design and Zoning Guidelines	100
Existing Street Patterns	34	Area 2 - Transition between Old and New Development	104
Architectural Resources	35	Vista del Arroyo Bungalows	109
Urban Design	40	Future Use of the Vista del Arroyo Bungalows	110
South DeLacey Corridor	41	Future Use of the Army Reserve Training Center Site	116
Existing Land Use	42	Other Vista del Arroyo Bungalows Issues	120
Existing Parcel Patterns	44	Implementation Program	120
Existing Zoning	44	Implementation Plan	121
Existing Street Patterns	46	Utilities and Infrastructure	139
Architectural Resources	47	Appendix - Chronology of Public Events	145
Urban Design	49		
Vista del Arroyo Bungalows	51		
Existing Conditions	52		
Urban Design	52		
Existing Land Use	54		
Existing Parcel Patterns	58		



Executive Summary

Executive Summary

The West Gateway Specific Plan was adopted by the City Council and will provide the land use regulations, development standards, and design guidelines for all properties within the Specific Plan area.



The West Gateway Specific Plan area has been divided into three Sub-areas: Orange Grove / Colorado, South De Lacey Corridor and Vista del Arroyo Bungalows.

The Plan is also divided into three sections: the Past, the Present and the Future.

The Past gives information on the history of the area, the evolution of the Specific Plan, and the Specific Plan process.

The Present outlines the existing conditions in the Specific Plan area, including land use, zoning and architecture.

The Future outlines the vision for the West Gateway Specific Plan area as expressed in the General Plan and the West Gateway Guiding Principles. It also contains an analysis of issues and recommendations to bridge the gap between the existing conditions and the vision.

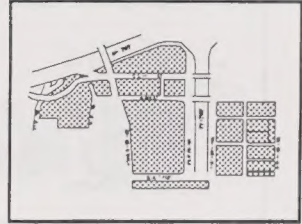
These issues and recommendations include:

West Gateway Intersection

The vision for this area is to enhance this western gateway into the City.

Recommendations include:

- Improving the landscaping in the area;
- Introducing decorative paving into the Orange Grove / Colorado intersection;
- Preserving scenic views from the intersection eastward through design and development standards; and
- Supporting community efforts to increase the prominence of the parks on the four corners of Orange Grove and Colorado Boulevards including the possible relocation of the War Memorial Flagstaff within the intersection. (pages 78 to 79)



General Plan Numeric Limits

When the General Plan was adopted in 1994, there was no anticipation of a change in use for the property owned by the Worldwide Church of God. Now that the sale of the property and a potential change in use are imminent, the General Plan building intensity standards for the West Gateway area are not adequate. The recommendation is to amend these building intensity standards upwards during the General Plan "Five-Year Review" process, and in the interim allocate the allowable square footage to all non-residential parcels equally. Housing unit allocation, because the General Plan only allocates 75 units, will be on a first-come-first-served basis. (pages 80 to 84)

Design Guidelines

This section outlines the design guidelines that apply to the entire West Gateway Specific Plan area. Additional guidelines are included in each of the following sections. (pages 85 to 88)

Future Use of the former Ambassador College Property

The overall strategy for this area is to allow a variety of future uses on the campus, while

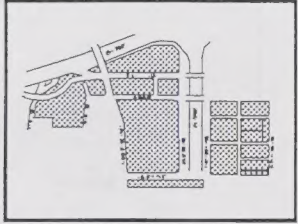
retaining the low density character and high quality buildings and landscaping on the Orange Grove and Del Mar Boulevard frontages. Development on the Green Street and St. John Avenue frontages could be taller and more dense than the other two frontages. (pages 90 to 93)

Development of West Colorado Boulevard

The overall strategy for this area is to preserve the high quality character of this highly visible, gateway corridor into Pasadena. Setbacks and heights will accommodate the Tournament of Roses grandstand requirements and design guidelines will ensure high quality new development, and preservation of significant vistas. (pages 94 to 98)

Area 1 - Retain the Historic Character through Design and Zoning Guidelines for the South DeLacey Corridor

The recommendation is that the northern and eastern part of this Sub-area, which contains a high concentration of historic buildings, become part of the Old Pasadena zoning district, CD-1. All the requirements of CD-1 would apply to this area. (pages 100 to 103)



Executive Summary

Future Development in the South DeLacey Corridor

For this western and southern part of the Sub-area, flexibility is recommended to allow multifamily residential, office and institutional uses. On the large blocks between Pasadena and DeLacey Avenues, any non-residential project must also include residential units either as part of the project or elsewhere in the South DeLacey Corridor. (pages 104 to 107)

Future Use of the Vista del Arroyo Bungalows

Because there are federal covenants on the property which require preservation and maintenance of the privately-owned bungalows, the overall recommendation is for preservation of these historic structures. The Plan provides flexibility to allow new development to respond to the market demands. Future land uses that will be allowed under the Plan include single- and multifamily residential, offices, religious assembly, cultural institutions, schools, and bed & breakfast lodging, as well as, combinations of these uses. (pages 110 to 115)

Future Use of the Army Reserve Training Center Site

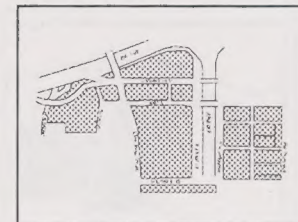
Should the U.S. Government declare the Army Reserve Training Center site as surplus property, the recommendation is that the zoning regulations be modified to allow single-family residential, government offices, cultural institutions, religious assembly and/or schools and colleges. (pages 116 to 119)

Implementation Plan

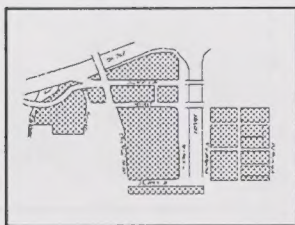
The Implementation Plan outlines the tasks that are proposed to implement the Specific Plan, including the responsible agency, and time frame for completion. (pages 121 to 136)

Appendix - Chronology of Public Events

This section lists all the meetings and events that have taken place in the West Gateway Specific Plan preparation process. (pages 137 to 145)



Introduction



Introduction

Purpose of the Specific Plan

The General Plan sets forth overall goals and policies to guide the future development of the City. It is the framework for future development. It contains broad policy statements, but does not usually contain specific implementation procedures. That is why the zoning ordinance and Specific Plans are needed.

A Specific Plan is a tool used by cities to guide community development in a defined geographic area. It is a method to implement the General Plan. It provides the bridge between the goals and policies in the General Plan and individual

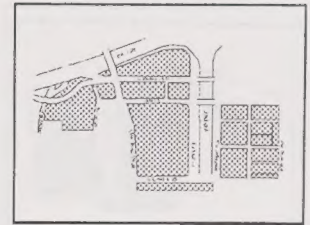
development projects. The Specific Plan must be consistent with all facets of the General Plan, including the policy statements. Once the West Gateway Specific Plan is adopted, all future entitlements within the Plan area must be consistent with the Specific Plan.

The West Gateway Specific Plan will function like a zoning ordinance for the area by providing land use regulations, development standards, and design guidelines for new development. It will also include economic development strategies and other implementation tools.

The West Gateway Specific Plan is the result of many community meetings in which property owners, neighbors and others met to identify their common visions for the future of the West Gateway area and began to develop a plan to achieve those visions.



Colorado Street Bridge



Organization of the Draft Plan

The West Gateway Specific Plan is organized into three sections - the Past, the Present and the Future. The information contained within each section is as follows:

The Past

This section provides background information about the history of the West Gateway area, the evolution of the Specific Plan, and the Specific Plan preparation process.

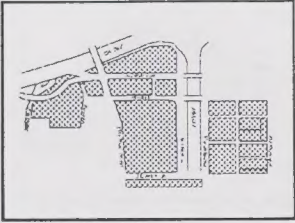
The Present

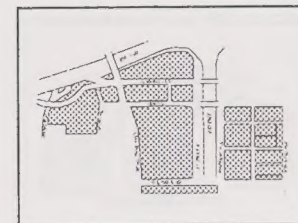
This section defines the existing conditions in the Specific Plan area and the three sub-areas, including the existing land use, zoning and architectural resources.

The Future

This section includes three chapters:

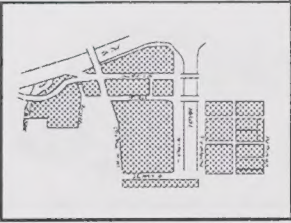
- 1) "Vision" outlines the community vision as expressed in the General Plan and the West Gateway Specific Plan process; and
- 2) "Issues, Strategies and Recommendations" analyzes the issues that have been identified in the Sub-areas and outlines strategies to address these issues.
- 3) "Implementation Plan" contains the steps that the City will undertake to achieve the vision of the West Gateway Specific Plan.





The Past

The Past



Historical Background

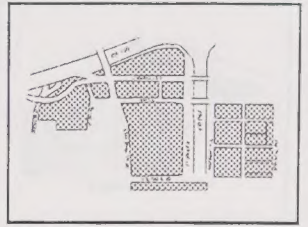
The West Gateway Specific Plan area played an important role in the history of Pasadena from its settlement through the resort years to the present time.

South Orange Grove Boulevard and Ambassador College

South Orange Grove Boulevard dates to the founding of Pasadena in 1873 when it was the major north-south street in the Pasadena colony. Properties along Orange Grove Boulevard in the 1880s ranged from 5 to 65 acres, with houses set back far from the street behind orchards and gardens. The first major subdivision phase came during the boom period of land speculation, beginning in 1883. The great hotel building era also dates from the 1880s. Many of the extensive agricultural properties were subdivided into estate size lots. From the 1880s through 1920, many American industrialists from the Midwest and Northeast began to winter in Pasadena. Many stayed in the resort hotels and bungalows and others built homes in Pasadena. Several of the best examples of this trend in residential building can be found on the Ambassador College campus.

In the 1920s, two apartment buildings were built on South Orange Grove - Villa Francesca and Grove Manor. These buildings included outdoor open space through central courtyards or lawns. Little construction occurred until the end of the 1940s, when the former grandeur of the boulevard had faded and the area was ripe for new development. In 1948, the street was rezoned to allow highly restricted multiple-unit developments on large lots, with a setback of a minimum of 40 feet from the street, and height limit of three stories.

In 1947, Ambassador College opened with four students and eight faculty members in the Claypool/Fowler house (363 Grove Street). The remaining parcels comprising the campus were acquired between 1957 and 1963. A master plan was prepared which incorporated the existing historic buildings and proposed the construction of several new buildings. New campus buildings were built between the mid 1960s to the mid 1970s. These include the Ambassador Auditorium, Hall of Administration, Student Center and the Fine Arts Building and Science Hall. Also in this same era, a landscape plan was developed to unify the historic buildings, new buildings and open areas into a cohesive campus.



Historical Background

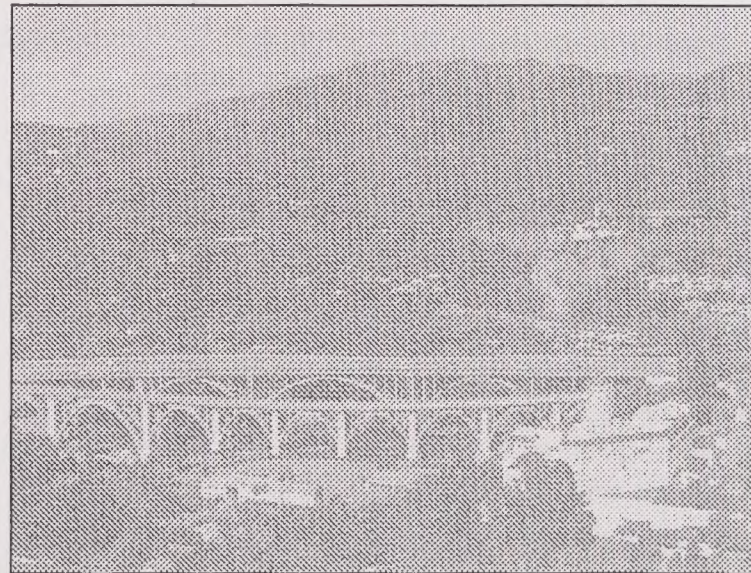
Colorado Boulevard

Named in 1876, the year Colorado became a state, Colorado Boulevard is the main commercial artery in the City. Being part of the Federal highway system as Route 66 of California made it part of the primary east-west automobile route in Southern California.

In 1891, the first Rose Parade traveled down Colorado Boulevard from Orange Grove Boulevard to Los Robles Avenue.

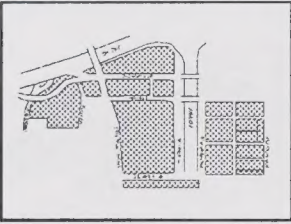
The Colorado Street Bridge was proclaimed “the highest concrete bridge in the world” at its completion in 1913. It linked Pasadena to the communities to the west, including Los Angeles. Following completion of the bridge, citizens began a campaign to beautify the entrance to the bridge on the south side of Colorado Boulevard, including the southeast corner of Colorado and Orange Grove Boulevards. The area was christened “Defenders Parkway” in honor of the city’s soldiers, sailors, marines, nurses and war workers and a monument was dedicated in 1920. In 1969, a monument to Pasadena’s founders was moved to Defenders Parkway from its original site.

It was constructed with greenish stones from the “old” Pasadena Library and houses a time capsule from 1954, when the monument was first built. In the 1920s, a group of citizens raised the \$36,000 needed to construct a monument in the middle of the Colorado and Orange Grove intersection. The Memorial Flagpole was dedicated in 1927, “In Remembrance of Our Glorious Dead” with the dates 1917-1918.



Colorado Street Bridge

The Past



Historical Background

The automobile was a major factor in the development of the commercial strip that Colorado Boulevard is today. Car dealerships were common on the Boulevard.

In 1931, the Colorado Street Bridge was slated for demolition and replacement with a new freeway bridge. Pasadenans convinced the state to build the new bridge alongside the old bridge using a design that blended in with the old structure. This freeway bridge was dedicated in 1953, honoring the pioneers of Pasadena. One year later, a bronze tablet was attached to a huge San Gabriel Mountain boulder and placed in Defenders Park.

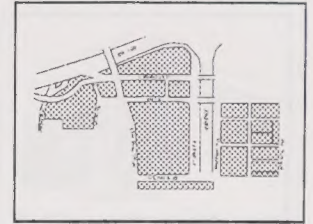
The present site of the Norton Simon Museum of Art was purchased in 1877 by Dr. Ezra and Jeanne Carr, and known as Carmelita ("little garden"). They planted an extensive garden on this 42 acre site. The property was sold in 1892 and the famous Carmelita mansion was commissioned by architect Frederick Roehrig. In 1941, the mansion and ten acres that remained of the original site were deeded to the City for "cultural purposes." In 1968, the mansion was demolished to construct the new art museum building, dedicated in 1969. In 1974, due to financial difficulties, an agreement was reached for Norton Simon to assume control

of the museum. The site is still owned by the City and leased to the Norton Simon Museum.

South DeLacey Corridor

The land for Central Park and Memorial Park, Pasadena's oldest parks, was purchased in 1902. The lawn bowling club was formed in 1921 in Central Park. The winding paths and scattered plantings and recreation areas of Central Park are somewhat reminiscent of the ideas of the famous park planner, Frederick Law Olmsted, who created Central Park in New York City.

The Doty block (103-115 South Fair Oaks Avenue) was built in the late 1880s for James E. Doty, one of the city's early businessmen. The building served as a carriage repository and in the 1890s was one of the largest carriage businesses in the San Gabriel Valley. This three-story building was among the earliest large brick buildings in Pasadena. The Star Saddle Livery building at 155 South Fair Oaks Avenue was designed by architects Myron Hunt and Elmer Gray. It was built as a livery stable in 1906. Its location near the Green Hotel indicates that it primarily served guests of the hotel for recreational riding during their stay in Pasadena. It was converted to an automobile repair shop in the 1920s. The



Historical Background

automobile garages built along Green Street between 1910 and 1925 (30 - 80 West Green Street) are representative of the era when automobiles and the auto repair industry were becoming significant in Pasadena.

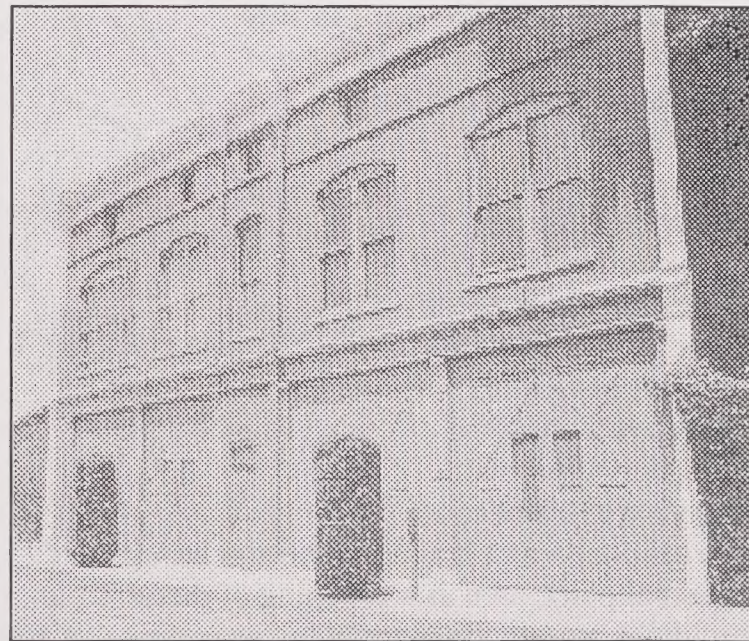
The James T. Phillips building (22-26 West Dayton Street) is important in the history of Pasadena's African-American community which was concentrated in this area prior to World War II. The building's original owner, Mr. Phillips, was an attorney who had his offices in the building. He came to Pasadena in 1920 and for many years was Pasadena's only African-American attorney.

The Central Fire Station (Old Firehouse) at 37 West Dayton Street was built in 1889 as the main station for the Pasadena Fire Department. It originally accommodated horse-drawn equipment, until motorized units were purchased in 1909. When a new Central Station was built in the 1920s, the station was no longer needed. It has served various purposes, including as an American Legion meeting hall and artists studios since then.

Friendship Baptist Church was founded in 1893 and was the first Baptist congregation for African-

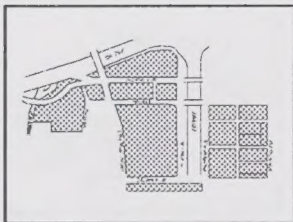
Americans in Pasadena. The first church building was located near the site of the Ambassador Auditorium.

The church and its members have played a significant role in the community for more than a century. The present building was built in 1925 at the corner of Dayton Street and DeLacey Avenue.



Old Firehouse Building

The Past

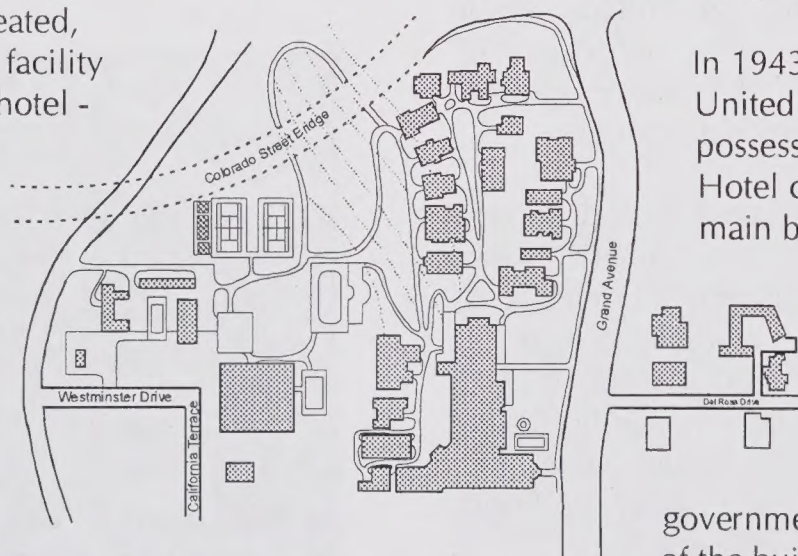


Historical Background

Vista del Arroyo Hotel and bungalows

In 1882 the Arroyo Vista Guest House, a hotel for winter-weary easterners, was opened by Mrs. Emma Bangs on the present site of the United States Court of Appeals. Following the death of Mrs. Bangs in 1903, the hotel changed ownership and extensive additions to the property were made. From 1920 to 1939 nineteen bungalows, a six story main building, and expansive recreation facilities were created, transforming a simple guest facility into an elegant world class hotel - the Vista del Arroyo Hotel and Resort.

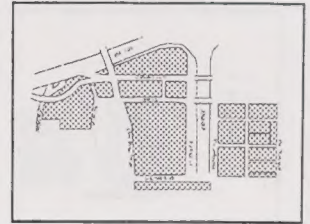
The accompanying reproduction of a 1939 sketch plan of the hotel complex illustrates the intricate system of pathways linking the bungalows and main structure to the outdoor recreational areas. It also depicts the bungalows' informal placement as a grouping of picturesque buildings around the main hotel, an innovative and popular design concept at the time.



Another unique attribute of the bungalows is that many were constructed by individual families through a special agreement with the hotel's management. These families paid to have the bungalows constructed in return for free tenancy and exclusive use for a specified period of time, usually not exceeding ten years, with ownership reverting to the hotel thereafter. Ten of the original bungalows were constructed under this arrangement.

In 1943, during World War II, the United States Army took possession of the Vista del Arroyo Hotel complex and converted the main building into a hospital for the treatment and convalescence of hundreds of wounded servicemen. Although the hospital closed at the end of the war, other government agencies continued use of the buildings. In 1974, the

property was declared surplus and in 1978 efforts began to convert the main building for federal court use. In 1986 the building was dedicated as the Ninth Circuit Court of Appeals.



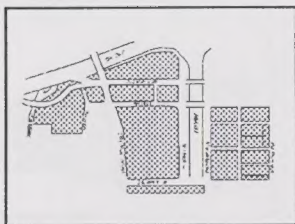
Specific Plan Background

The revised Land Use and Mobility Elements of the General Plan were adopted by the Pasadena City

Council on May 16, 1994. They were the product of an extensive community outreach effort aimed at defining the future patterns of growth in the City. Implementation strategies outlined in the General Plan include the preparation of seven Specific Plans for areas where future development will be targeted. The West Gateway Specific Plan is the fourth of these plans that has been undertaken with the approval of the City Council.

The privately owned site adjacent to the United States Ninth Circuit Court of Appeals (formerly the Vista del Arroyo hotel) is a three acre parcel containing eight historic buildings that has been vacant for 25 years. The Specific Plan process allows the property owner and neighbors to work in conjunction with the City to establish appropriate future uses for the bungalow structures and property.

On March 27, 1995, the City Council directed staff to begin preparing the West Gateway Specific Plan. The Specific Plan was undertaken based on several issues. The Worldwide Church of God organization has been down-sizing and beginning the process of selling all or part of its holdings in this area. The Specific Plan process provides an opportunity to work with the community, as well as the Church and potential purchasers of the property, to identify the types of future development allowed on the property.



The Past

Public Participation

Figure 1 shows a timeline that illustrates the community participation process the City is following in the preparation of the West Gateway Specific Plan. A West Gateway Specific Plan Coordinating Committee was established to oversee and advise city staff on the process of preparing the Specific Plan.

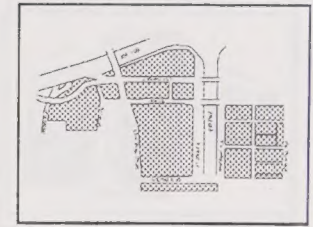
Because this area consists of three distinct geographic sub-areas, there are also distinct groups of stakeholders in each respective area. For this reason, staff is pursuing three parallel community participation processes for the Specific Plan. The participation process began with a large community meeting, which was followed by smaller “working group” meetings in the three geographic sub-areas. A second community workshop/open house was held in July 1997.

The kick-off community workshop was held in May 1996 at Ambassador Auditorium. At this meeting, participants were introduced to the Specific Plan process, the Specific Plan area, and some preliminary demographic and market information. Then, in small groups, they expressed their visions and concerns for each of the three geographic sub-areas.

In the Orange Grove / Colorado Sub-area, the public participation process has included major property owners, neighbors and other interested community members to develop recommendations and respond to proposals for the future allowable land uses, development standards and design guidelines in this area. Three working group meetings were held in this sub-area.

In the South DeLacey Corridor Sub-area, the working group participants have had four meetings to identify their visions and issues for the sub-area and respond to staff proposals for land uses, design guidelines, development standards and streetscape features.

In the Vista del Arroyo Bungalows Sub-area, the public participation process has included private interviews conducted with several of the stakeholders, four working group meetings and a tour of the bungalows. The primary focus of these meetings has been the privately owned bungalows and the appropriate future use of the site. As a result of this process, no changes were envisioned by the community for a number of sites within the Bungalows Sub-area. These sites include the One Orange Grove Condominiums, the U.S. Court of Appeals and the Western Justice Center.



City of Pasadena

WEST GATEWAY

Revised Specific Plan Preparation Process

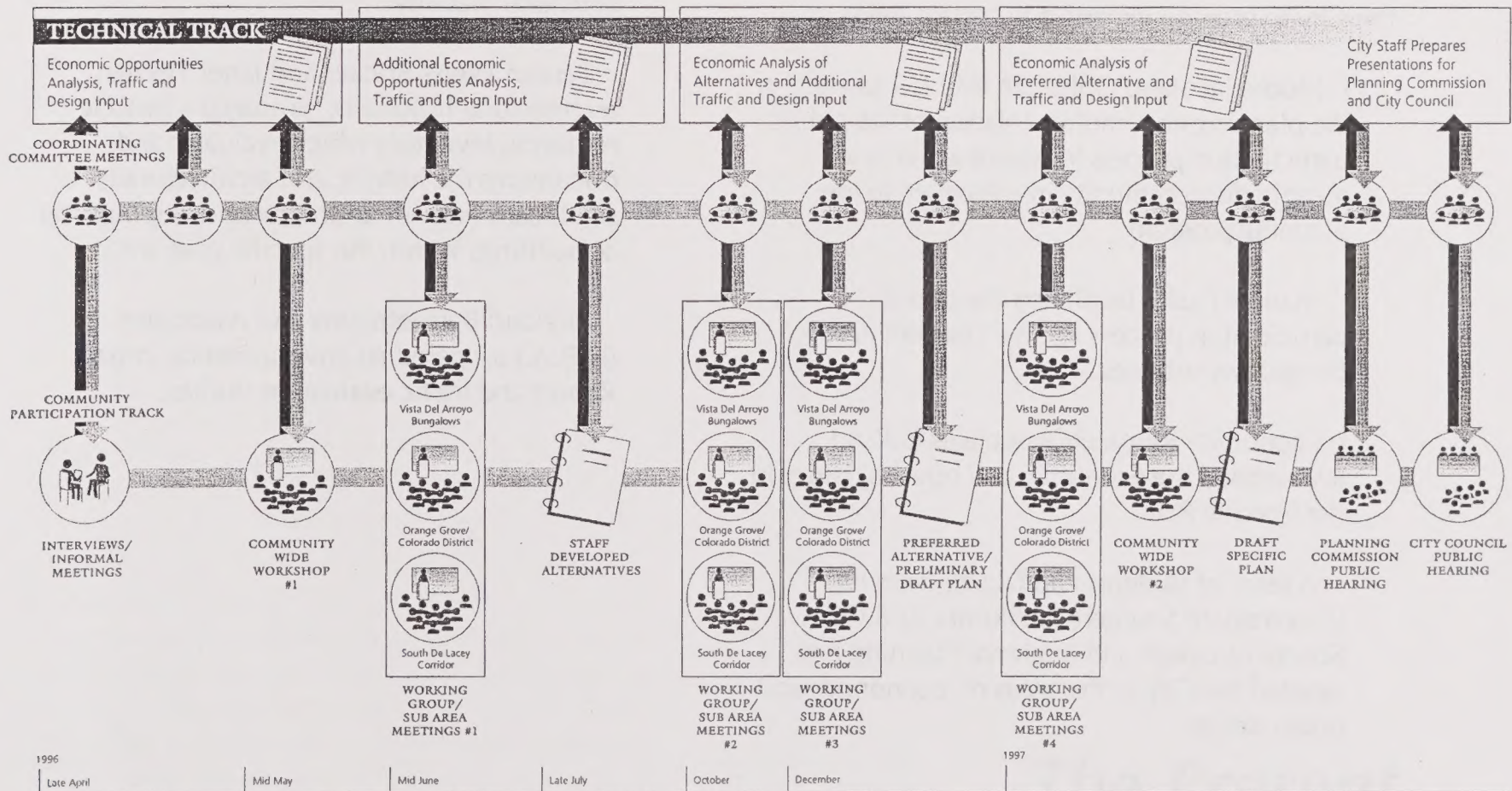
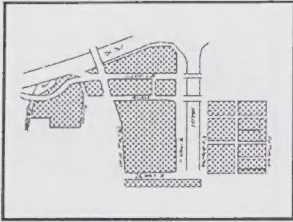


Figure 1

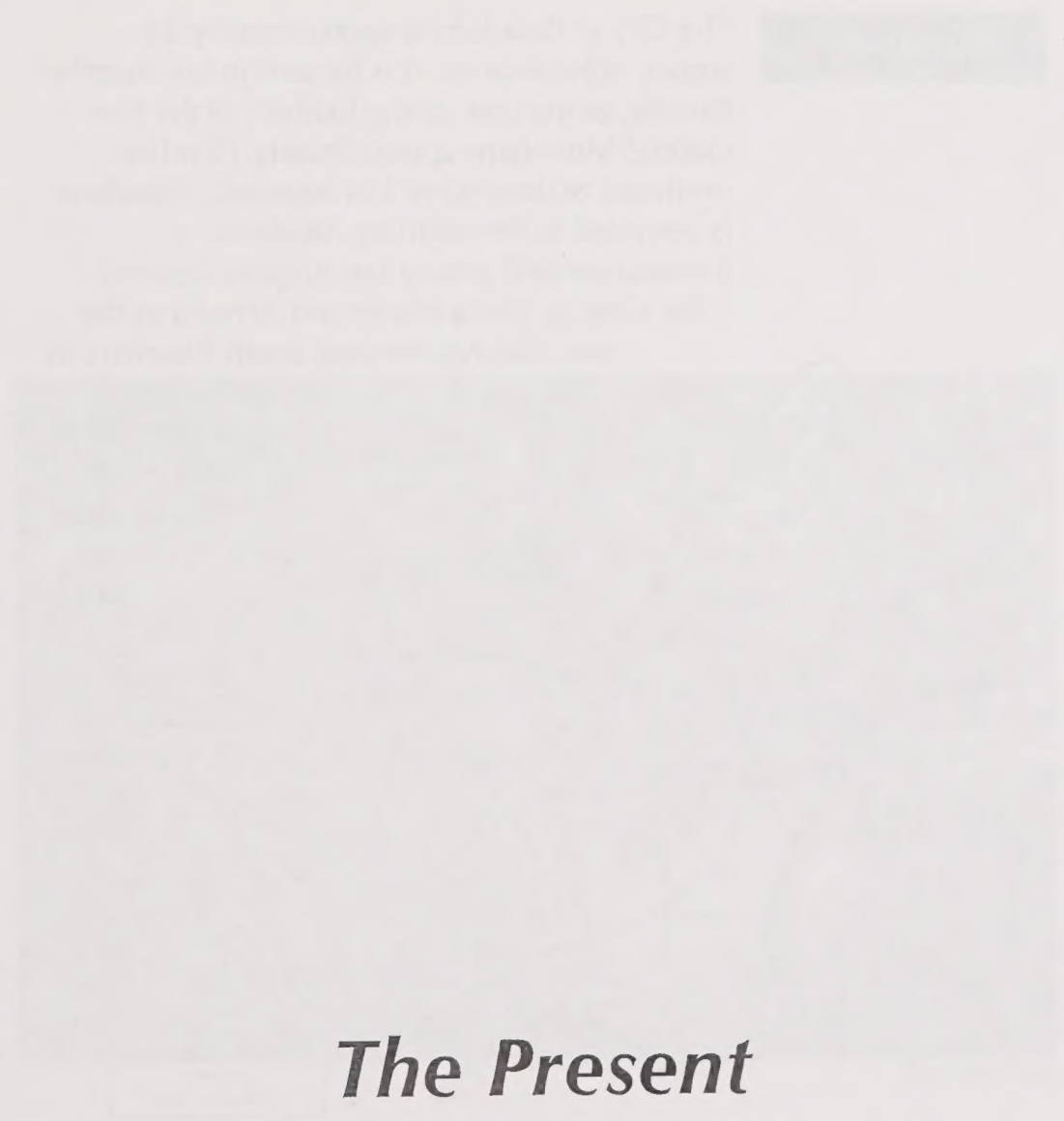
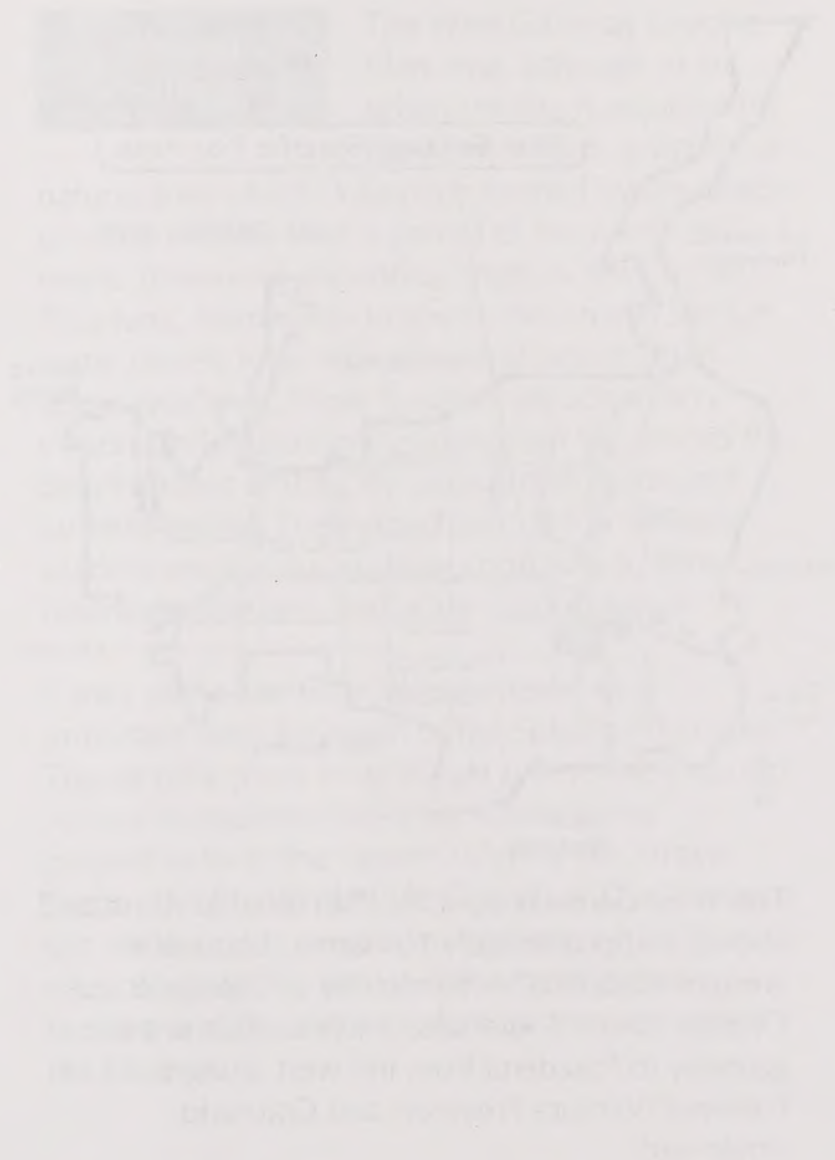
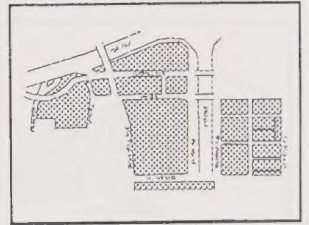


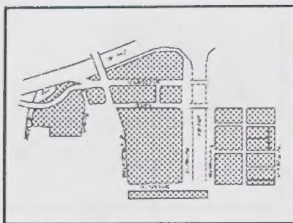
The Past

Plan Preparation

An interdepartmental staff team comprised of staff from several City Departments is involved in the preparation of the West Gateway Specific Plan. In addition, several consultants have been retained by the City to provide expertise in certain fields.

- Moore Iacofano Goltsman (M.I.G.) assisted in the planning and implementation of the public participation process to ensure active and meaningful community involvement in the planning program.
- Manuel Pastor facilitated the public participation process for the Vista del Arroyo Bungalows sub-area.
- Economics Research Associates (E.R.A.) investigated the economic and housing issues in the Specific Plan.
- A team of students and faculty from the University of Southern California (U.S.C.) School of Urban and Regional Planning has assisted the City in the areas of economics and urban design.
- Historic Resources Group conducted a structural, physical and rehabilitation analysis of seven privately owned Vista del Arroyo bungalows to determine the physical and structural viability.
- Lauren Weiss Bricker and Janet Tiernan, architectural historians, prepared a historic resources inventory which evaluates and documents the historic and architecturally significant individual structures and groupings of buildings within the specific plan area.
- Harland Bartholomew and Associates (H.B.A.) prepared an Environmental Impact Report and traffic evaluation studies.

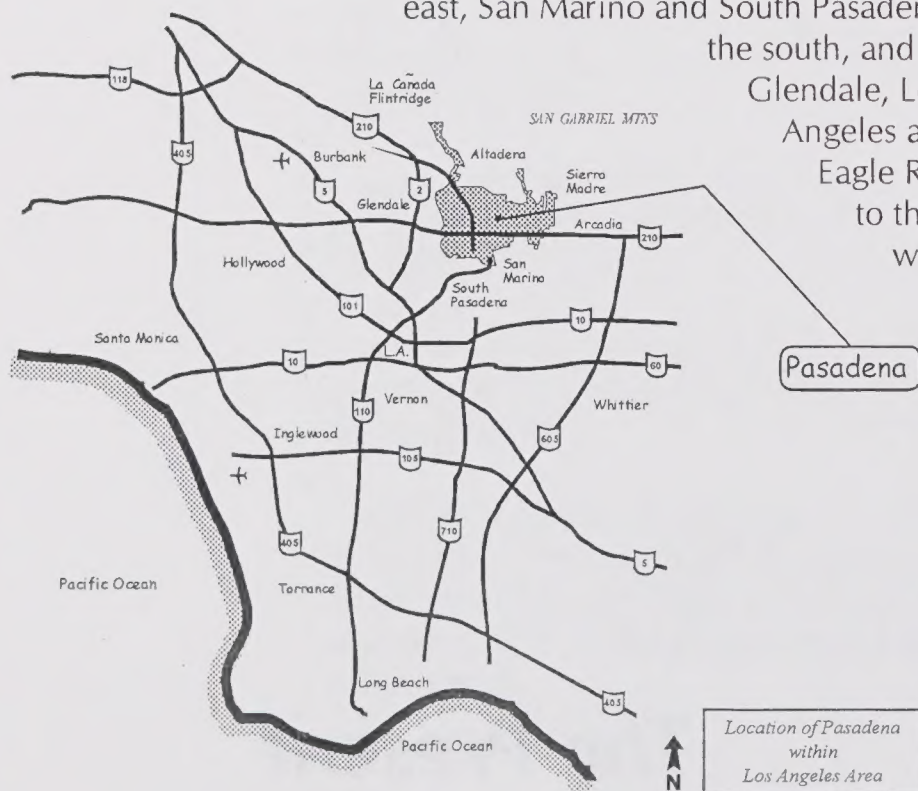




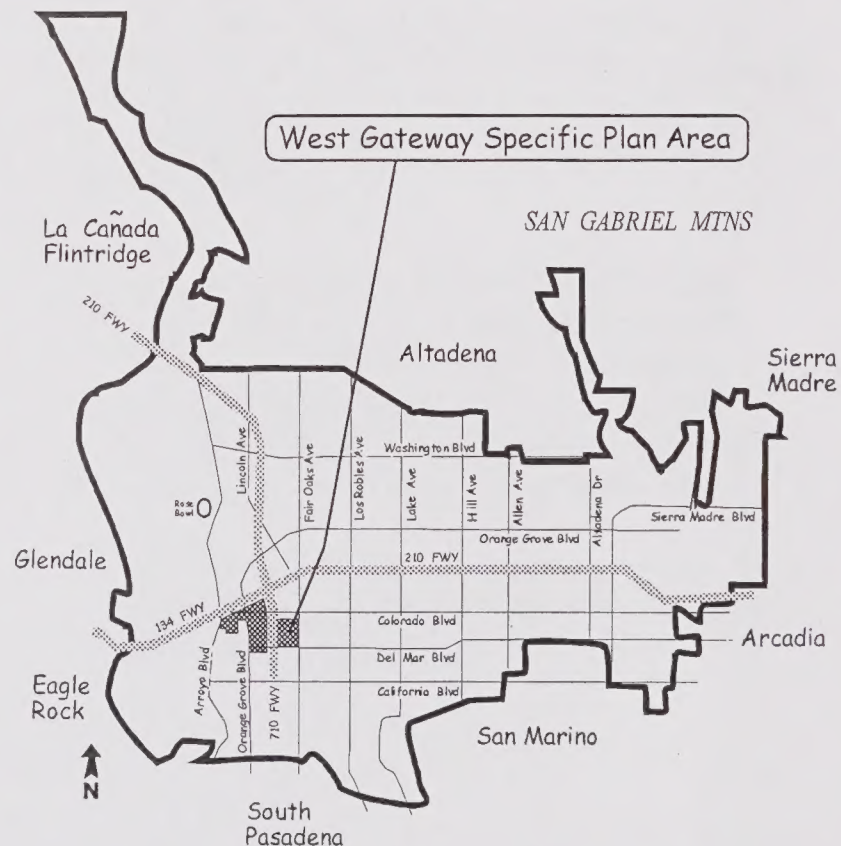
The Present

Location

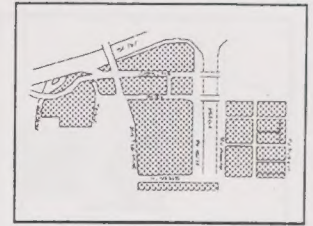
The City of Pasadena is approximately 23 square miles in area. It is located in Los Angeles County, at the base of the foothills of the San Gabriel Mountains approximately 10 miles northeast of downtown Los Angeles. Pasadena is bounded to the north by Altadena (unincorporated area of Los Angeles County), the cities of Sierra Madre and Arcadia to the east, San Marino and South Pasadena to the south, and Glendale, Los Angeles and Eagle Rock to the west.



Location of Pasadena within Los Angeles Area



The West Gateway Specific Plan area, as illustrated above, is approximately 104 acres. Located in western Pasadena in the vicinity of Colorado and Orange Grove Boulevards the area is an entrance gateway to Pasadena from the west along the 134 Freeway (Ventura Freeway) and Colorado Boulevard.



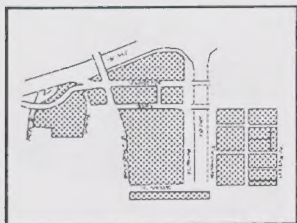
Natural Setting

The West Gateway Specific Plan area, although in an urban setting, is adjacent to the Arroyo Seco, a significant natural area which is a ravine formed by the effects of water erosion over a period of thousands of years. Traversing the entire length of the City of Pasadena, from north to south, the Arroyo Seco water course is an area of natural beauty and scenic qualities. These qualities attracted early visitors and settlers to Pasadena and influenced the development of the City as an architectural and cultural center. The Arroyo Seco is a prominent outdoor recreation area that continues to attract hikers, equestrians, and other outdoor users.

Views of the San Gabriel Mountains are an important asset for much of the Specific Plan area. Topography plays a significant role in the Vista del Arroyo Bungalows Sub-area, where some properties form the eastern ridge of the Arroyo Seco. On the Worldwide Church of God campus the site contains an east facing slope which forms a natural separation between the more historic western and the more modern eastern portions of the campus.



The Arroyo Seco

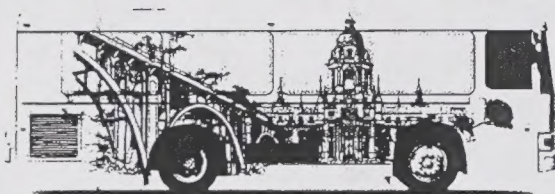


The Present

Mobility

A major influence shaping both the Pasadena General Plan and the West Gateway Specific Plan is the extension of the Light Rail Blue Line through Pasadena. As illustrated in Figure 2, the Blue Line will have six stops in Pasadena with the final stop in East Pasadena. The second stop will be the Santa Fe Depot located on Raymond Avenue and Del Mar Boulevard. This stop is just east of the South DeLacey Corridor sub-area. Passengers boarding at the Santa Fe Depot will have easy access to downtown Los Angeles and more distant destinations, including Long Beach, locations along the Green Line, and stops to the east of downtown Los Angeles.

The Specific Plan area is near the convergence of the 710, 134, and 210 Freeways. The 710 Freeway, which ends just south of the Specific Plan area, separates the Orange Grove / Colorado and South DeLacey Corridor Sub-Areas.



The Pasadena Arts buses travel through the area, west bound on Colorado Boulevard to Orange Grove Boulevard, then proceed east along Green Street to Lake Avenue. These free shuttles

connect the South Lake Avenue shopping district with downtown, Old Pasadena and the West Gateway Specific Plan area.



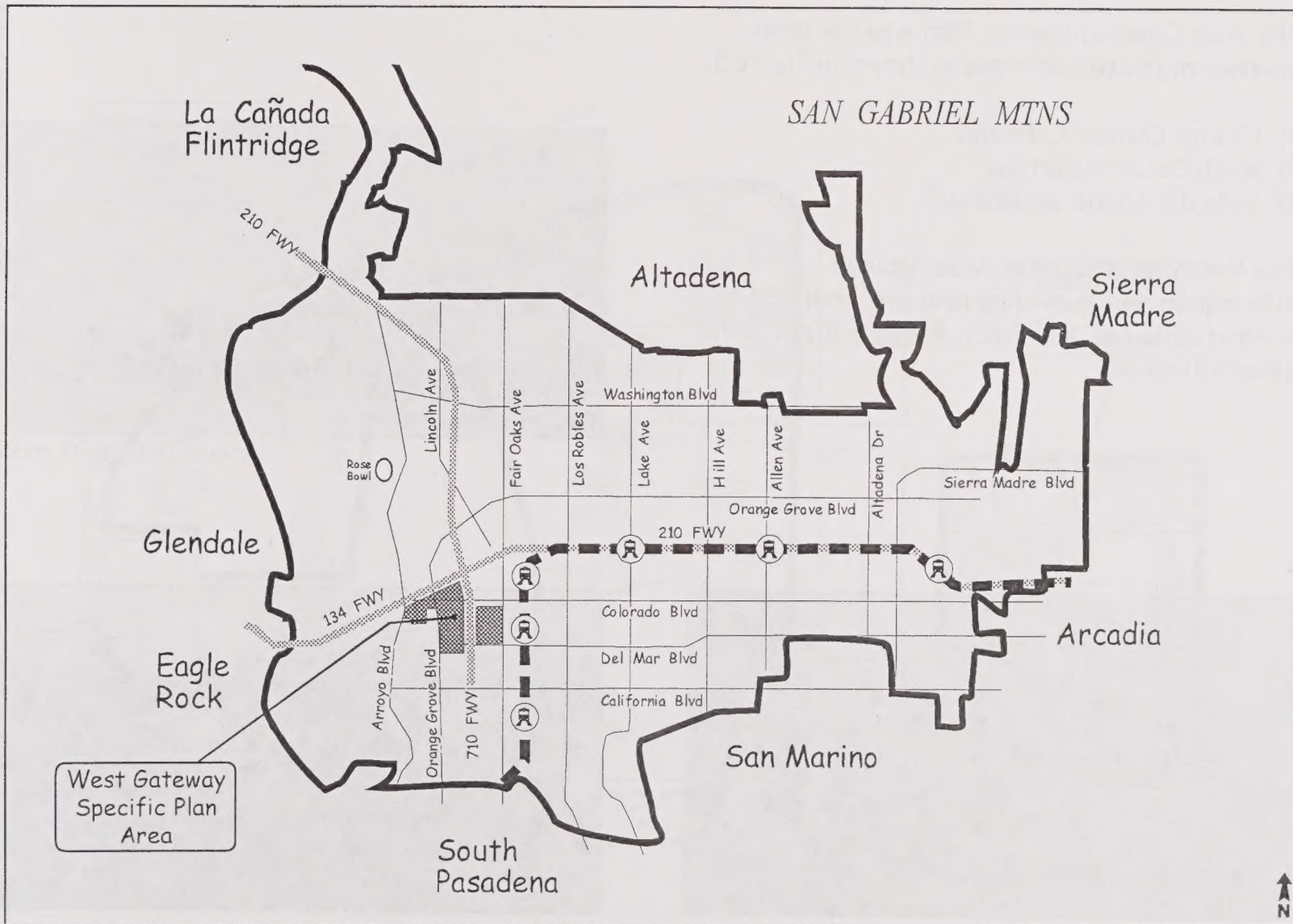
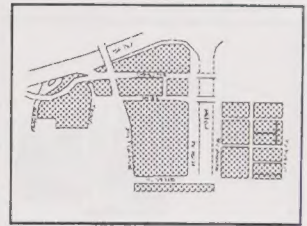


Figure 2

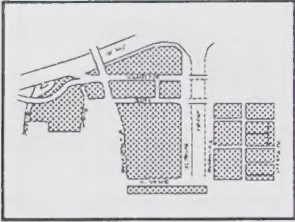
Legend

Light Rail
Route

Light Rail
Stations

Freeway
Route

The Present

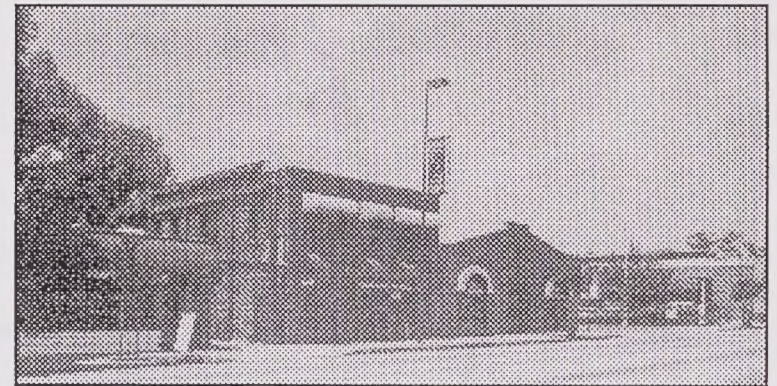


Sub-area Existing Conditions

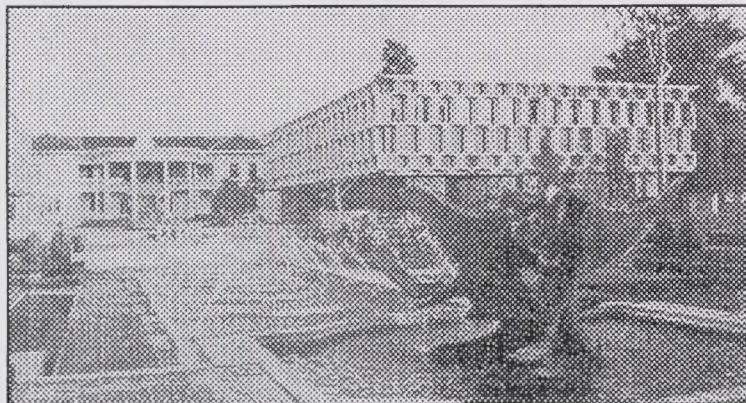
The West Gateway Specific Plan area has been divided into three Sub-Areas as shown in Figure 3.

- 1) Orange Grove / Colorado
- 2) South DeLacey Corridor
- 3) Vista del Arroyo Bungalows

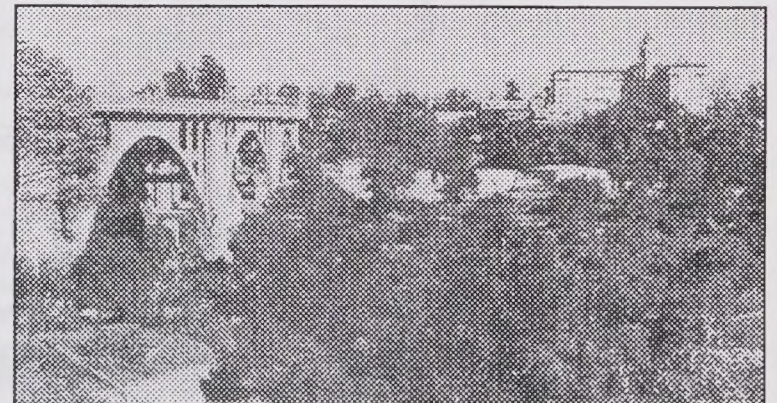
The following sections provide detailed information on the existing land use, zoning, historic buildings, and urban design features of the three Sub-areas.



South DeLacey Corridor



Orange Grove / Colorado



Vista del Arroyo Bungalows

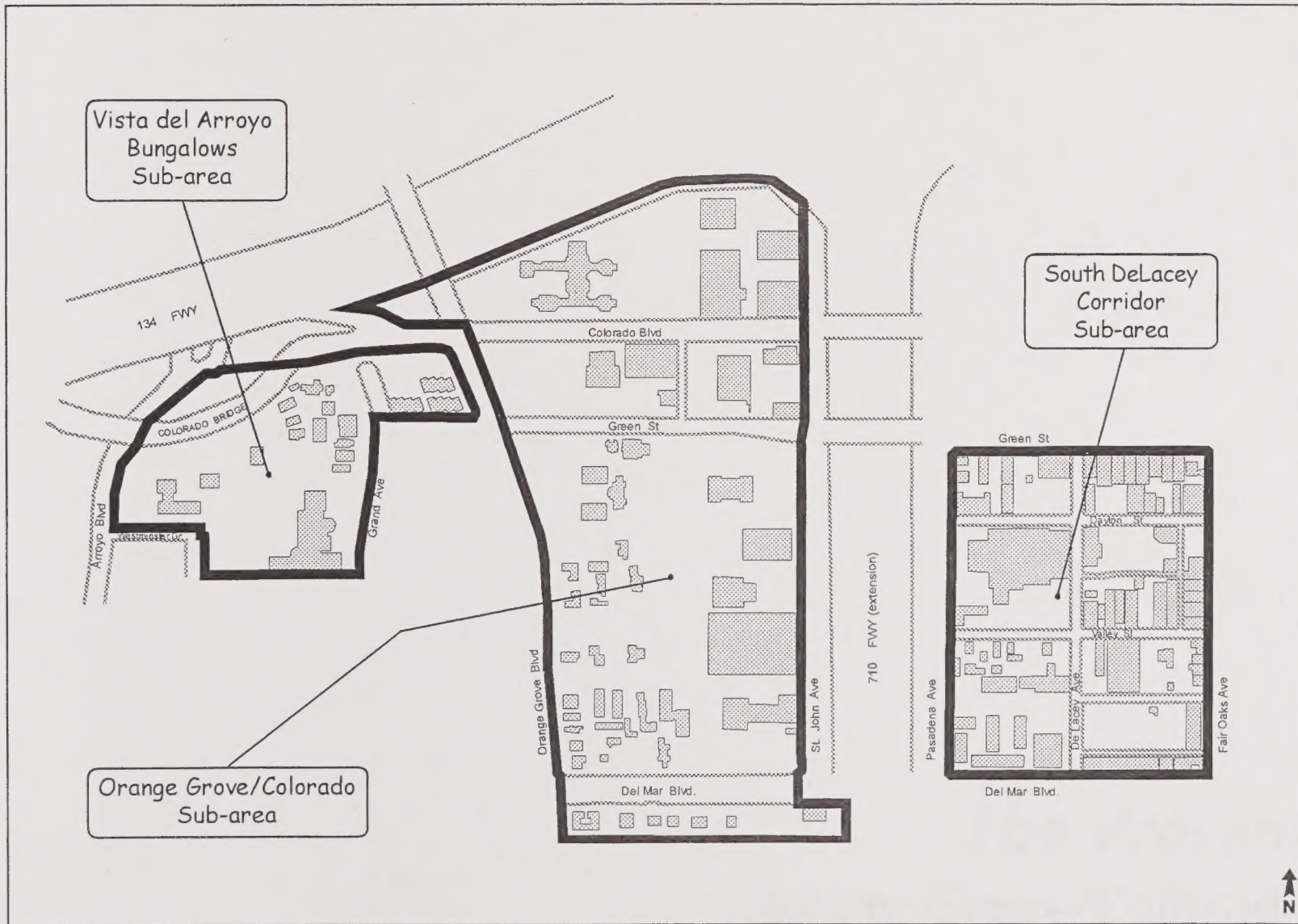
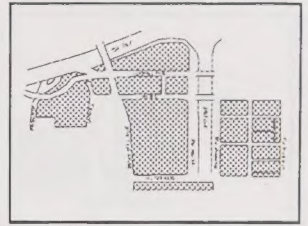
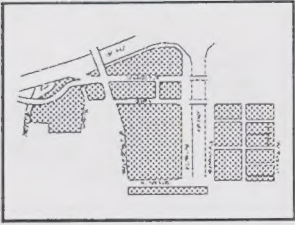


Figure 3

Legend

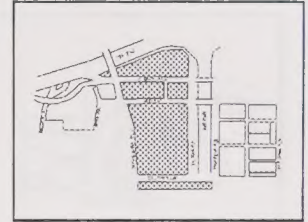
Sub-area boundary

Building Footprints

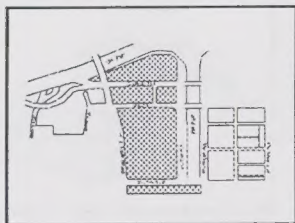


The Present

The Present - Orange Grove/Colorado



The Present
Orange Grove/Colorado



The Present - Orange Grove/Colorado

Existing Land Use

The Orange Grove / Colorado Sub-area includes all properties between Orange Grove Boulevard on the west, the 134 Freeway on the north, St. John Avenue on the east, and the properties on the south frontage of Del Mar Boulevard form the southern boundary.

Norton Simon Museum of Art

Built in 1969, as the Pasadena Art Museum, this landmark building became home to the Norton Simon collection in 1975. The art collection includes works by Rembrandt, Raphael, Picasso, Van Gogh, and Degas.

Rusnak Auto Dealerships

Built between 1917 and 1925, these buildings typify the high-style auto showrooms of the 1920s era with large display windows along the street and service garages to the rear of the property.

Elks Lodge

Dedicated in 1912, this Myron Hunt-designed building has served as Elks Lodge #672 for more than eighty years.

Wells Fargo Bank

Built in 1984, this five-story terraced office building includes a pharmacy and legal and professional offices.

Hughes Market

Built in 1962, this grocery store serves a large area of western Pasadena and provides a place for neighbors and co-workers to meet.

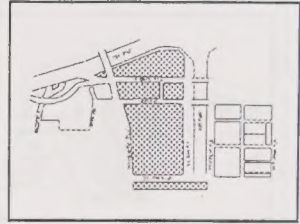
Podley Caughey & Doan Realtors

This office building, along with other small offices, occupies the southwest corner of Colorado Boulevard and St. John Avenue.

Worldwide Church of God Headquarters

Site of Ambassador College from 1947 to 1990, the campus is now headquarters to the Worldwide Church of God and the Ambassador Foundation. The western campus consists of over 34 acres of historic residences, beautiful landscaping, newer campus development, and the Ambassador Auditorium. The Ambassador Auditorium opened in 1974 and has hosted more than 2,500 world class performances. South of Del Mar Boulevard are tennis courts and a classroom building which are also part of the campus.

The Present - Orange Grove/Colorado



Del Mar Residences

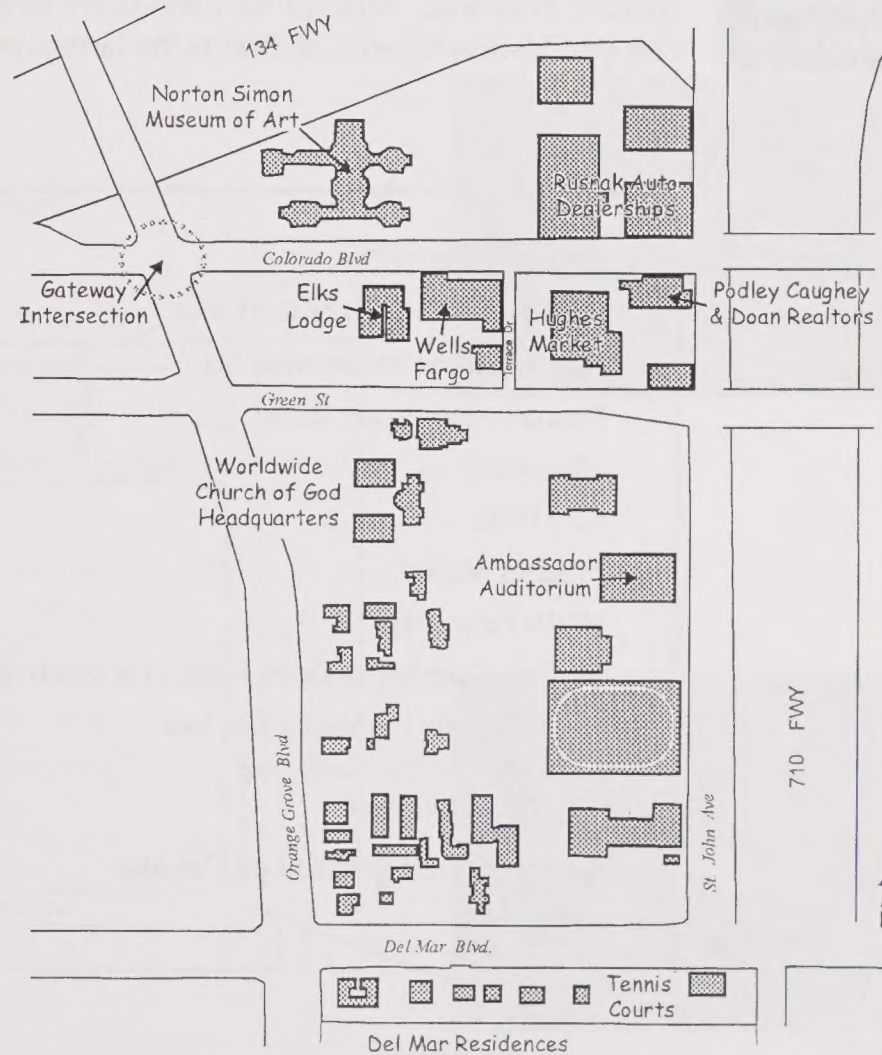
These privately owned houses and condominiums on the south side of Del Mar Boulevard were included in the Specific Plan area to ensure that they are protected from future development that may occur in the Specific Plan area.

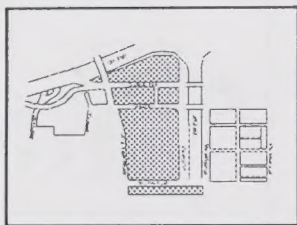
Gateway Intersection

The western gateway intersection of Colorado and Orange Grove Boulevards is notable for its views to City Hall and downtown Pasadena and for its prominence as the beginning of the televised Rose Parade. The War Memorial flagstaff and several monuments are located in the adjacent park areas.

Surrounding Development

The Sub-area is bounded by the 134 Freeway on the north, the 710 Freeway on the east, and a mixture of upper-end residential condominiums and single family homes on the south and west.





The Present - Orange Grove/Colorado

Existing Parcel Patterns

The Orange Grove / Colorado Sub-area area consists of almost 60 acres or 57% of the West Gateway Specific Plan area. Most of the parcels are large and developed with institutional and commercial uses. The Worldwide Church of God is the largest property owner with over 34 acres in a half dozen parcels.

Major Properties	Parcel size
Worldwide Church of God	34.65 acres
Norton Simon Museum of Art	8.00 acres
Rusnak Auto Dealerships	5.72 acres
Elks Lodge	3.73 acres
City Parks	1.20 acres
Hughes Market	1.71 acres
Wells Fargo Bank	0.96 acres
Podley, Caughey & Doan Realtors & small offices	1.37 acres
Single Family homes on Del Mar	1.93 acres
(5 homes on lots averaging 17,000 square feet)	
Condominium complex on Del Mar	0.66 acres
TOTAL	59.93 acres

The Present - Orange Grove/Colorado

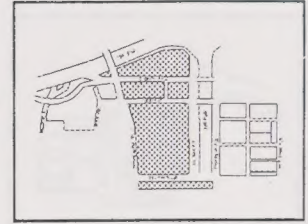
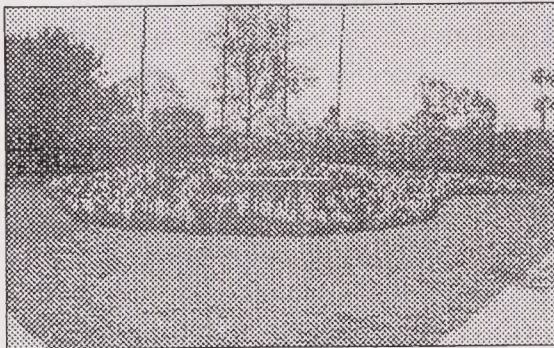
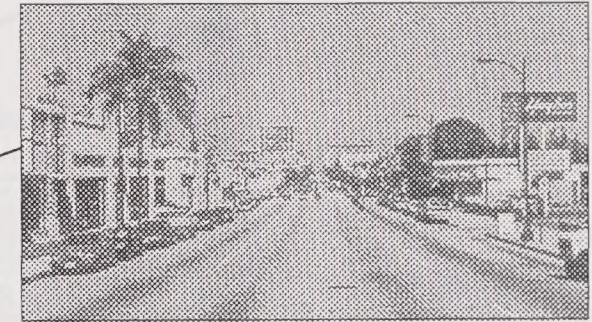
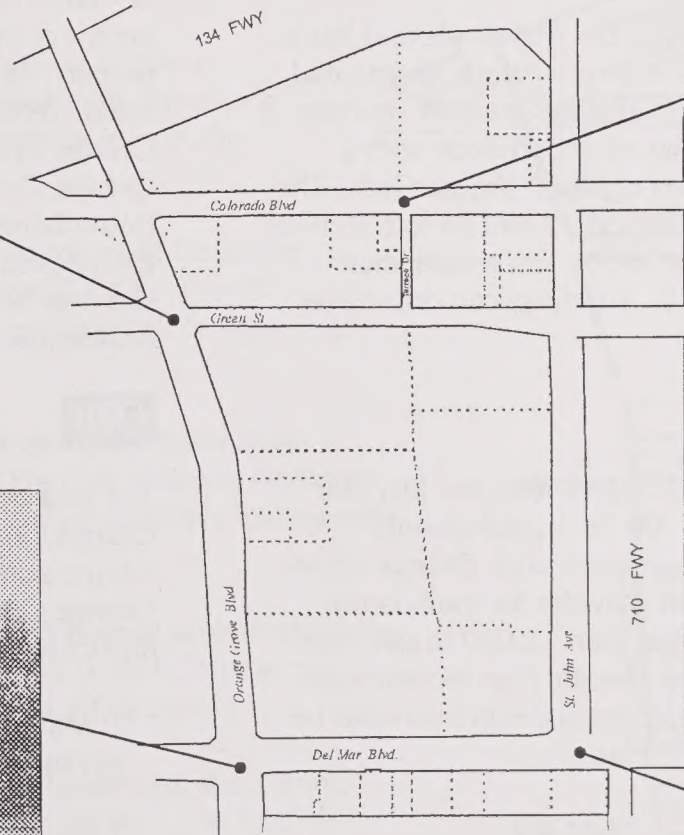


Figure 4 (Orange Grove/Colorado Sub-Area parcel map with various images)

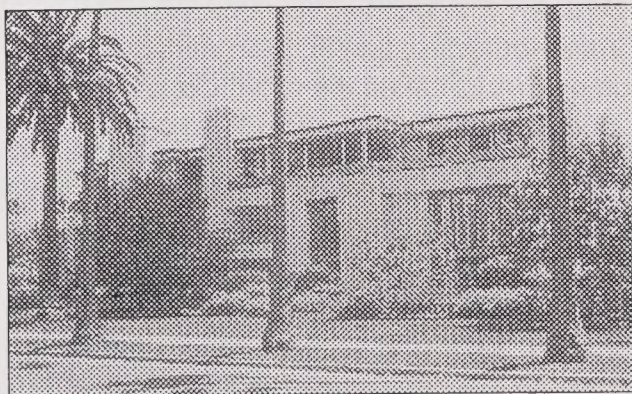
(parcel lines =)



(looking southeast)



(looking east)

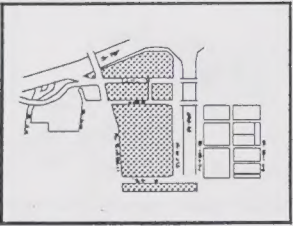


(looking southeast)



(looking northwest)

The Present - Orange Grove/Colorado



Existing Zoning

There are several existing zoning designations in the Orange Grove / Colorado Sub-area as shown on the map on page 33.

RS 4

The residential area south of Del Mar Boulevard has a zoning designation of RS 4 (Single-Family Residential, 4 dwelling units per acre). This designation provides for single family residential neighborhoods with a required minimum lot area of 12,000 square feet. The maximum height of buildings is 32 feet on lots 20,000 square feet or less and 36 feet on lots greater than 20,000 square feet in area. Buildings can only cover 35% of the lot.

RM 16-1

The southeast corner of Orange Grove and Del Mar Boulevards is designated RM 16-1 (Multi-family Residential, 14 dwelling units per acre, Orange Grove District). This designation provides for multi-family development on lots greater than 12,000 square feet and 75 feet in width. The Specific Plan recommends that this area retain the residential designation and be removed from the Specific Plan.

PS

Most of the Worldwide Church of God campus, including the building on the south side of Del Mar

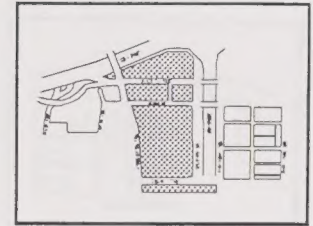
Boulevard, has a zoning designation of PS (Public and Semi-Public). This designation accommodates large public and semi-public uses such as colleges, schools, churches, hospitals, and museums. Development standards are as specified by a conditional use permit or master development plan. If no conditional use permit or master development plan is in place, the property in a PS district is subject to the development standards of the most restrictive abutting district. The Orange Grove Manor apartment complex at 164 - 180 Orange Grove Boulevard is designated RM 16-1 (Multi-family Residential, 14 units per acre, Orange Grove District). The tennis courts on the south side of Del Mar Boulevard are designated RS 4 (Single-Family Residential, 4 units per acre).

COR

The area between Green Street, the 134 Freeway, Orange Grove Boulevard, and St. John Avenue form a unique zoning district called the COR (Colorado-Orange Grove Special District). This is an overlay district with the following purposes:

- 1) Maintain the high standard of design quality for this major entry into the City from the west;
- 2) Preserve the existing character of this commercial district by enhancing existing open spaces, and requiring generous setbacks;

The Present - Orange Grove/Colorado



3) Regulate the scale of development in a commercial district which is seen by a national and international audience on New Year's Day; and

4) Relate the scale of development in the district to that of the surrounding area and the central business district.

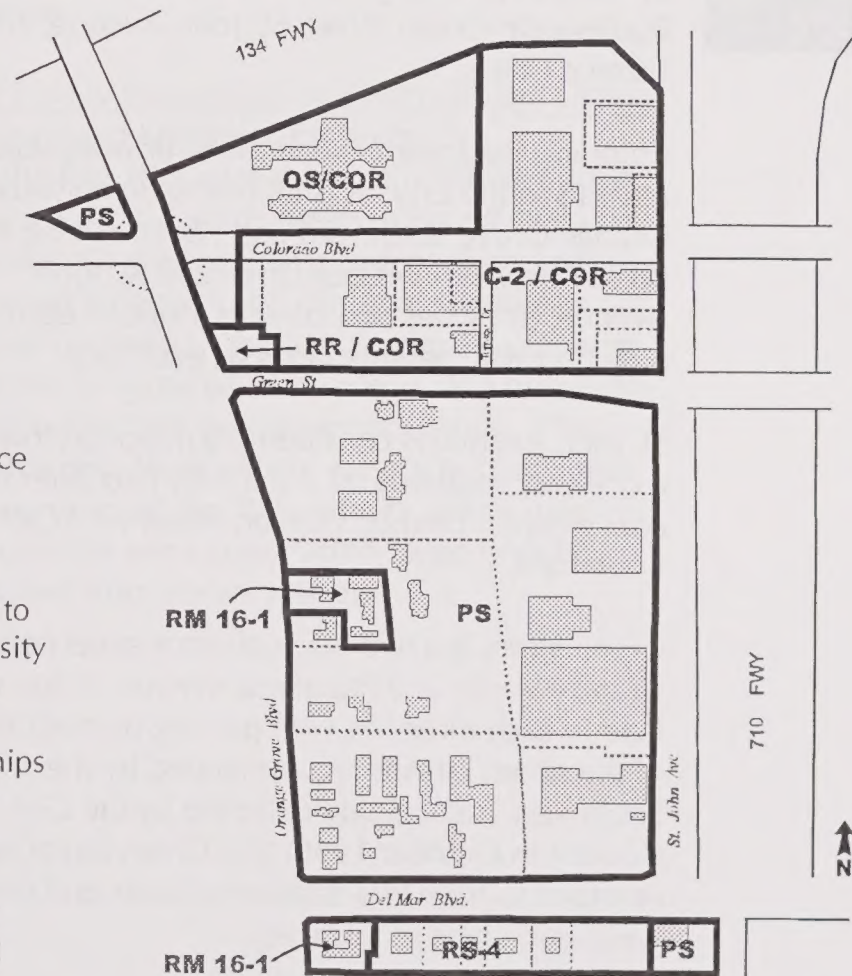
The COR district was adopted by the City Council in 1983. The COR is an overlay district which is coupled with underlying base zoning districts. In this area, the base zoning is from the zoning which was in place in 1983.

The Norton Simon Museum and the southeast corner of Colorado and Orange Grove Boulevards are designated OS/COR. The OS (Open Space) is intended for large public or private park or open space sites and the COR is as described above.

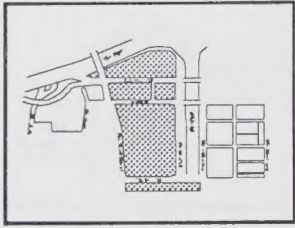
The northeast corner of Orange Grove Boulevard and Green Street is designated RR/COR. The RR (Restricted Residential) which is similar to the current RM 16-1 residential district in allowing relatively low density multifamily residential development.

The Elks Club Lodge, Hughes Market block and Rusnak auto dealerships have a zoning designation of C-2 COR. The C-2 (Retail Commercial) zone allows a variety of retail, institutional, and office uses.

Adjacent to the Sub-area across Orange Grove Boulevard, the zoning designation is RM 16-1. South of the Sub-area are RS 4 and RM 16-1 zoning districts.



The Present - Orange Grove/Colorado



Existing Street Patterns

The Orange Grove / Colorado Sub-area is traversed by Colorado, Orange Grove, and Del Mar Boulevards; Green Street, St. John Avenue, and Terrace Drive.

Colorado Boulevard is one of the primary east-west arterials in the City. It is 86 feet wide between Orange Grove Boulevard and Terrace Drive and 98 feet between Terrace Drive and St. John Avenue. It carries two lanes of traffic in each direction with parking lanes on each side.

St. John Avenue is considered a minor arterial. It is a one-way southbound street with two lanes in this area where it connects Union Street with Del Mar Boulevard.

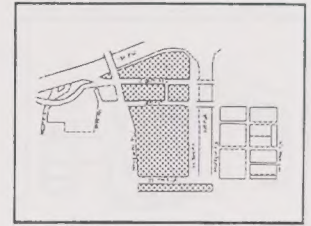
Green Street is a two-way collector street between Grand Avenue and Pasadena Avenue. It has one lane in each direction with parking on both sides of the street. It was recommended by the Southwest Traffic Study (adopted by the City Council in October 1996) that Green Street be restriped to have two eastbound lanes and one westbound lane in this area.

Orange Grove Boulevard was identified in the Mobility Element of the General Plan as a street to

be "de-emphasized" to reduce auto traffic. The Southwest Traffic Study recommended that at Green Street, dual southbound left turn lanes should be constructed. This is to encourage drivers to use Green Street to get to Fair Oaks Avenue, Raymond Avenue, or Arroyo Parkway to continue southbound, rather than Orange Grove Boulevard. In addition, signal progression speed is proposed to be changed to 35 to reduce traffic speed on Orange Grove Boulevard.

Del Mar Boulevard is identified as a "Principal east-west Mobility Corridor" in the Mobility Element of the General Plan. In the sub area, it has one lane in each direction.

The West Gateway area is significant for its freeway accessibility. The 710 Freeway is between the Orange Grove/Colorado and South De Lacey Corridor Sub-areas with on- and off-ramps at Del Mar Boulevard. The interchange of the 210 and the 134 Freeway is directly north of the Sub-area with on- and off-ramps at Orange Grove Boulevard and Fair Oaks Avenue. The 110 Freeway is approximately one mile south of the West Gateway area with on- and off-ramps at Fair Oaks Avenue and Orange Grove Boulevard.



Architectural Resources

The City retained Lauren Weiss Bricker and Janet Tiernan, architectural historians, to conduct an inventory of historic resources in the West Gateway Specific Plan area.

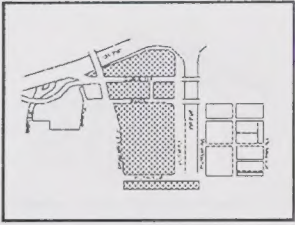
As described below, three major groupings of historic resources can be found in the Orange Grove / Colorado Sub-area, as well as several individual resources. See table on pages 38-39.

Ambassador College / Worldwide Church of God
Ambassador College was founded in 1947 in Pasadena. The college campus was formed by the consolidation of lots bounded by South Orange Grove Boulevard, Green Street, West Del Mar Boulevard, and Vernon Avenue (now St. John Avenue). Many of these lots had been developed with large residences and gardens. In the mid to late 1960s, several prominent architectural firms were retained to design new academic buildings, including the Ambassador Auditorium (1965-1974, Daniel, Mann, Johnson & Mendenhall Architects) and the Fine Arts Building and Science Hall (1967, Peter J. Holdstock, architect). The landscape architecture firm of Eckbo, Dean, Austin &

Williams (EDAW) was hired to improve several of the existing gardens and create a unified campus landscape.

Single Family Residences on South Orange Grove Boulevard and Neighboring Streets

Since the late 19th century, South Orange Grove Boulevard and adjacent streets, have defined one of Pasadena's most affluent residential enclaves. Renowned architects and landscape architects designed houses and gardens for wealthy families who initially wintered in Pasadena, and frequently made the city their permanent residence. The area's historic development pattern persisted into the early years of the 20th century, when most of the properties were constructed, often on lots subdivided from earlier estates.



The Present - Orange Grove/Colorado

Apartment Development

Through the period following World War II, South Orange Grove Boulevard and adjacent streets were developed primarily with single family residences. However, there were exceptions to the single family development of the area. Two late 1920s apartment buildings were constructed in the area, without benefit of zoning change. The quality of design and “tranquil surroundings” of the buildings mitigated local apprehension towards multifamily development.

The widespread construction of apartment buildings on the sites previously occupied by larger houses, sanctioned by the “R-R (Restricted Residential) zoning district, was inaugurated by Orange Grove Manor in 1948 - 50.

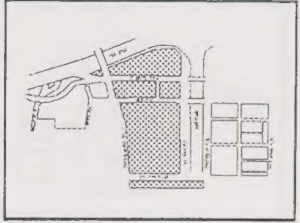


Villa Francesca (Grove Villa)



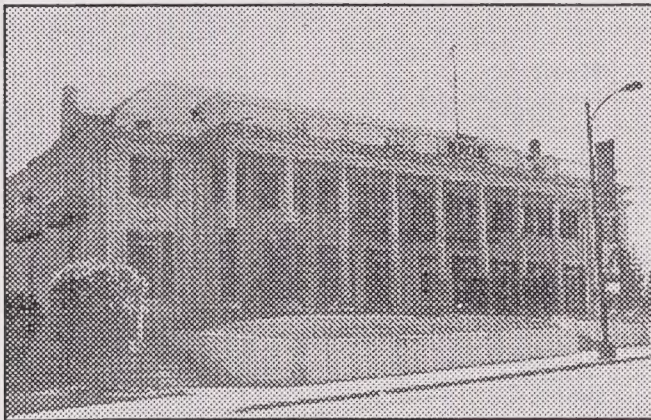
South Orange Grove Apartments

The Present - Orange Grove/Colorado



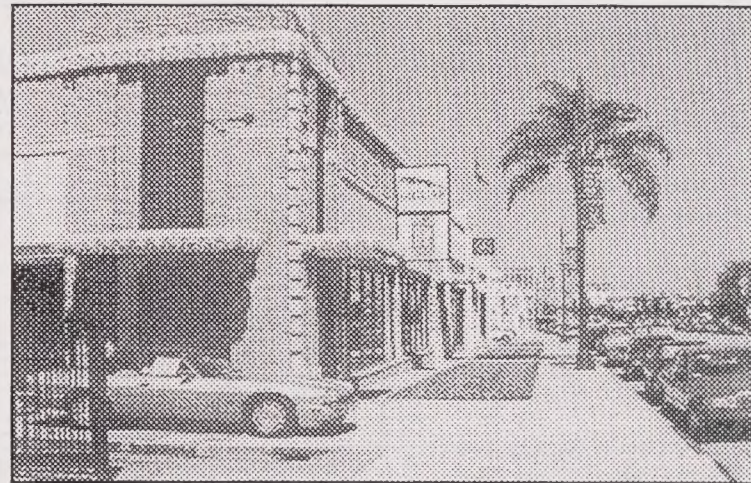
Miscellaneous Historic Resources

Along Colorado Boulevard there are several notable historic structures contributing to the area's wealth of historic resources. Oldest is the Elks Club Lodge No. 672, built in 1912, and designed by Myron Hunt.



Elks Lodge

The War Memorial flagstaff at the northeast corner of Orange Grove and Colorado Boulevards was dedicated in 1927 by architect Bertram Goodhue, and the bas-relief is the work of sculptor Lee Lawrie.



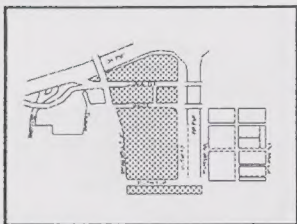
Auto showrooms

The auto showrooms at 275 to 337 West Colorado Boulevard typify the high-style automobile showrooms of the early 20th Century.

The Norton Simon Museum, built between 1967-69, was designed by Thornton Ladd & John Kelsey, architects.



Norton Simon Museum



The Present - Orange Grove/Colorado

This table lists the buildings in this Sub-Area and their significance as determined by Lauren Bricker and Janet Tiernan, architectural historians. The NRHP Code stands for the listing status according to the definitions of the National Register of Historic Places (NRHP) and the California Office of Historic Preservation.

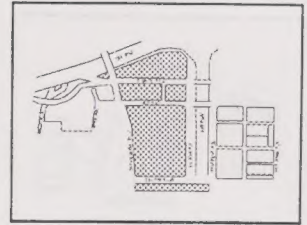
2S1 = Determined to be individually eligible for the National Register

3S = Appears eligible for the National Register

3D = Contributor to a district that appears eligible for the National Register

ADDRESS	HISTORIC BUILDING NAME	CURRENT BUILDING NAME	ARCHITECT	YEAR BUILT	NRHP CODE
Ambassador College / Worldwide Church of God					
Ambassador College Campus		Mayfair-Villa Campus Mall		1959 - 1960	5S1
100 South Orange Grove Bl. Fine Arts Bldg. / Science Hall Courtyard landscape features		Loma D. Armstrong Academic Center	Peter J. Holdstock Eckbo, Dean, Austin & Williams	1905-8 1967 1967	5S3 5S3
131 St. John Ave.	Ambassador Auditorium		Daniel, Mann, Johnson & Mendenhall	1974	3S
	Reflecting Pool		Daniel, Mann, Johnson & Mendenhall	1974	3S
	Egret Bird Sculpture		Sir David Wynne, sculptor	1966	3S
300 W. Green St.	Hall of Administration		Peter J. Holdstock	1969	5S3
169 St. John Ave	Student Center		Daniel, Mann, Johnson & Mendenhall	1966	5S3
Single Family Residences on South Orange Grove Blvd. and Neighboring Streets					
100 South Orange Grove Bl.	Hulett C. Merritt House	Ambassador Hall	William F. Thompson	1905-8	5S3
100 South Orange Grove Bl.	Hulett C. Merritt Italian Gardens		Eckbo, Dean, Austin & Williams	1907 1967	5S3
160 South Orange Grove Bl.	Stillman Jamieson House / Mediterranean Garden	Terrace Villa	Walter C. Folland Eckbo, Dean, Austin & Williams	1924 1963	5S1
182-184 South Orange Grove Bl.	O.S.A. Sprague House	Mayfair	Frederick L. Roehrig	1903	5S1
210 South Orange Grove Bl.	J.A. Rankin House Memorial Hall Garden & Reflecting Pool	Memorial Hall	Foss Designing & Building Co. Eckbo, Dean, Austin & Williams	1925 1965	5S1
212 S. Orange Grove Bl. (363 Grove Street)	Claypool/Fowler House	Library Building	Kowski Myron Hunt	1895/ 1922	6Z
212 S. Orange Grove Bl. (363 Grove Street)	Kate Fowler Estate Lower Garden	Newton Claypool Lower Gardens	Paul J. Howard, landscape architect	1915	5S1
404 W. Green Street	Arnold/Emory Houses				6Z
250 South Orange Grove Bl.	Arthur T. Haben House		A.L. Acker	1910	5S3
252 South Orange Grove Bl.	Bruce L. Dray House			1912	6Z

The Present - Orange Grove/Colorado



ADDRESS	HISTORIC BUILDING NAME	CURRENT BUILDING NAME	ARCHITECT	YEAR BUILT	NRHP CODE
Single Family Residences on South Orange Grove Blvd. and Neighboring Streets					
260 South Orange Grove Bl.	Hugh E. Montgomery House		J.J. Blick	1909	6Z
268 South Orange Grove Bl.	Dr. Henry H. Sherk House		J.J. Blick	1892	2D1
280 South Orange Grove Bl.	Bella D. Scofield House		Frederick L. Roehrig	1909	2D1
359 West Del Mar Blvd.	Lewis J. Merritt House & Garden	Manor del Mar	William F. Thompson	1907	2D1
	Del Mar Gardens		Eckbo, Dean, Austin & Williams	1956	
380 West Del Mar Blvd.	W.L. Mead House		Louis B. Easton	1910	2D1
370 West Del Mar Blvd.	Bolton House		Charles and Henry Greene	1906	2D1
356 West Del Mar Blvd.	James T. Wetherald House		Harold H. Martin	1920	2D1
322 West Del Mar Blvd.	Selia M. Traylor House		J.J. Blick	1903	2D1
320 West Del Mar Blvd.	J.S. Kinnan House		E.D. Tyler	1905	2D1
Apartment Development					
160-180 S. Orange Grove Bl.	Orange Grove Manor	South Orange Grove Apartments	Lionell Mayell, developer & builder	1948-50	5S1
380-390 Grove St.	Villa Francesca	Grove Villa	Leland A. Bryant	1927	5S1
358-360 Grove St.	Apartment Building	Grove Manor	R.A. Nicolais	1929-30	5S3
Miscellaneous Resources					
411 W. Colorado Bl.	Norton Simon Museum		Thornton Ladd & John Kelsey	1967-69	4S1
400 W. Colorado Bl.	Elks Club Lodge #672		Hunt & Chambers	1911	2S1
275 W. Colorado Bl.	Walter M. Murphy Company				3D
290-300 W. Colorado Bl.			Thornton Ladd & John Kelsey	1965	5S3
297 W. Colorado Bl.	Heweson Motor Company				3D
325 W. Colorado Bl.	Keller Bros.				3D
335 W. Colorado Bl.	Lindley Motor Company				3D
N.E. Corner of Colorado and Orange Grove Boulevards	War Memorial Flagstaff		Bertram Goodhue, architect Lee Lawrie, sculptor	1927	3S

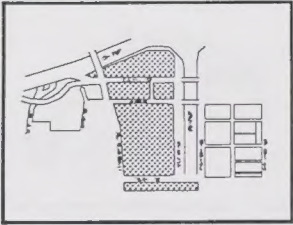
4S1 = May become eligible for listing on the Register when it becomes old enough to meet the 50-year requirement

5S1 = Not eligible for the Register, but eligible under an existing local ordinance

5S3 = Not eligible for the Register or for designation under a local ordinance, but should receive special consideration in local planning

6Z = Ineligible for listing in the National Register, for designation under a local ordinance, or for consideration in local planning.

The Present - Orange Grove/Colorado



Urban Design

The Orange Grove / Colorado Sub-area is distinguished by its high quality architecture and well-maintained landscaping, historic residences, landmarks and monuments, and vistas to City Hall and downtown Pasadena.

There is a wide range of architectural styles found in the Sub-area including Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, Dutch Colonial Revival, Craftsman, Classical, Modern, and International Style. Well known architects that designed buildings in this area include Frederick Roehrig, Charles and Henry Greene, Bertram Goodhue, and Myron Hunt. Buildings in this area are mostly two and three stories with some taller exceptions, including the Ambassador Auditorium complex, and the Wells Fargo Bank.

There are also many monuments and landmarks, such as the War Memorial Flagstaff, Pasadena Pioneers Monument, and Defenders Parkway.

West Colorado Boulevard is noted for its topography - gradually decreasing in elevation from the west to the east - creating impressive vistas to City Hall and downtown Pasadena to the east the Court of Appeals building to the west. The metal high mast street lights are also notable on this part of Colorado Boulevard.

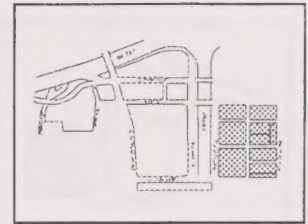
Orange Grove Boulevard is significant for its historic residences, "Bronze Post Top" street lights and palm trees. These combine with the well-kept landscaping to give a very high quality atmosphere to the street.

Green Street also has a notable change in topography from west to east, and has large street trees and other landscaping that screen the Elks Lodge from view. There are also views to the west to the terminus of Green Street at the bungalows of the Western Justice Center.

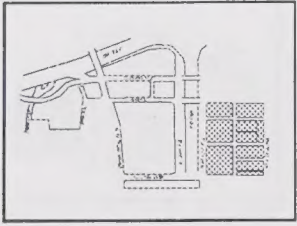
St. John Avenue is dominated by the back side of the Ambassador Auditorium and other Worldwide Church of God buildings on the west and the vegetation which screens the 710 Freeway on the east side.

The short stretch of Terrace Drive between Colorado Boulevard and Green Street is dominated by mature street trees.

Del Mar Boulevard is notable for its well-kept historic homes and vegetation. Palm trees line both sides of this street which terminates in a historic home on Orange Grove Boulevard.



The Present South DeLacey Corridor



The Present - South DeLacey Corridor

Existing Land Use

The South DeLacey Corridor Sub-Area is bounded by Green Street on the north, Fair Oaks Avenue on the east, Del Mar Boulevard on the south, and Pasadena Avenue on the west.

Land uses in the South DeLacey Corridor Sub-Area consist of commercial offices, retail, and institutional. The sub-area is comprised of distinct properties as briefly described below. Properties in this sub-area include buildings such as the historic Friendship Baptist Church; historic buildings along Green Street, Fair Oaks Avenue, and Dayton Street; Worldwide Church of God's administration building, physical plant, publishing facilities, and Imperial elementary and high schools; and the City of Pasadena Fire Station Number 31.

Worldwide Church of God

In 1947, Ambassador College was founded in Pasadena. The central campus was formed by the consolidation of lots bounded by South Orange Grove Boulevard, Green Street, West Del Mar Boulevard, and Vernon Avenue. In the South DeLacey Corridor Sub-area are Church facilities such as the publishing and physical plant. The Church owns approximately half of the properties in this sub-area.

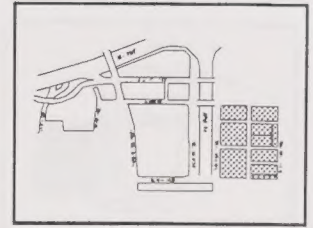
Imperial Schools - 254 South Pasadena Avenue
Affiliated with the Worldwide Church of God, these private schools were opened in 1955 and moved to the present location in 1966. The schools were closed and have been vacant since 1996.

Friendship Baptist Church - 80 West Dayton Street
Located on the southeast corner of DeLacey Avenue and Dayton Street, this landmark church is home to Pasadena's first African-American congregation. The design of the building is Spanish/Mission style with Spanish tile, stained glass, cast iron bars, and limestone pediments. The church is in the process of repairing damage to the historic facade sustained during the Sierra Madre (1991) and the Northridge (1994) earthquakes.

Friend Paper Company - 100 West Green Street
Built in 1965, this building is architecturally significant because of the landscaping and architectural style. The building has a steel frame with a concrete gabled roof.

Fire Station No. 31 - 135 South Fair Oaks Avenue
Property of the City of Pasadena, this fire station was built in 1990 and designed by Frank Sata. This fire station includes a museum displaying Fire Department memorabilia.

The Present - South DeLacey Corridor



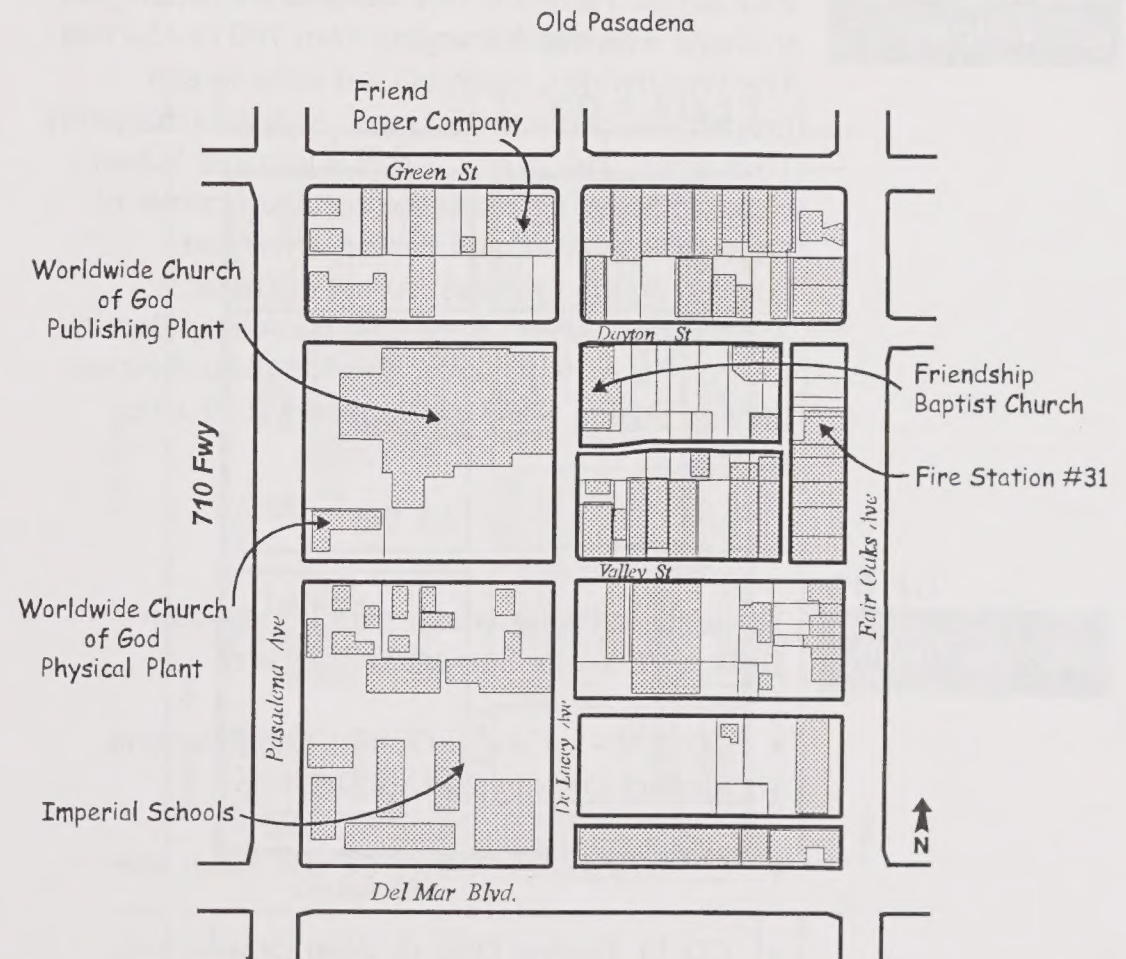
Development Along Fair Oaks Avenue, Green Street and Dayton Street

Many buildings along Fair Oaks Avenue, Green Street and Dayton Street are in the National Register of Historic Places as part of the Old Pasadena historic district and are being used as retail stores, restaurants and offices.

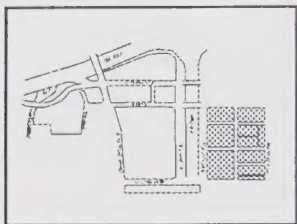
Several surface parking lots are located within the sub-area. These lots serve the Worldwide Church of God's administration building, Worldwide Church of God's publishing facilities and physical plant, Friend Paper Company, Friendship Baptist Church, and commercial and retail business along Del Mar Boulevard, Fair Oaks Avenue, Green Street, and Dayton Street. Parking lots located on Dayton Street are converted to nighttime valet parking to accommodate the patrons of the many restaurants in Old Pasadena.

Surrounding Development

The sub-area is bounded by Old Pasadena with its shopping and dining uses to the north; Central Park to the east, which is adjacent to the future light rail station on Raymond Avenue; retail and commercial uses on the south; and the 710 Freeway on the west.



The Present - South DeLacey Corridor



Existing Parcel Patterns

The South DeLacey Corridor Sub-Area consists of 26.6 acres. Parcels in this sub-area are rectangular in shape with depths ranging from 100 to 150 feet. The Worldwide Church of God is the largest property owner in the Sub-area with approximately 16.0 acres. The largest parcel is Imperial Schools with 5.9 acres located at the northeast corner of Del Mar Boulevard and Pasadena Avenue. Located on the southeast corner of DeLacey Avenue and Dayton Street, the Friendship Baptist Church sits on 0.40 acres. On Fair Oaks Avenue, the Fire Station No. 31 is built on a 0.30 acre parcel.

Existing Zoning

Three zoning designations exist in the South DeLacey Corridor Sub-Area. They are:

- CD 1 AD-1 (Central District, Old Pasadena, Alcohol Density Overlay District),
- CD 10 (Central District, Central Park), and
- CD 11 (Central District, West Downtown).

Parcels fronting on Green and Dayton Streets between DeLacey and Fair Oaks Avenues have a zoning designation of CD 1 AD-1. Parcels between Dayton Street and Del Mar Boulevard and fronting on Fair Oaks Avenue have a zoning designation of CD 10. The rest of the sub-area is designated CD 1. The West Gateway Specific Plan envisions a variety of changes to the existing zoning designations for this sub-area.

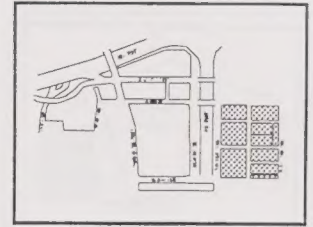
CD 1

This zoning designation accommodates uses such as multi-family residential up to 87 dwelling units per acre, commercial, retail, eating establishments, government offices, religious assembly, and small-scale industrial uses. No setbacks are permitted in the CD 1 zoning district. The height limit for buildings in this district is 40 feet.

AD-1

The CD 1 has an alcohol density overlay district (AD-1) attached to its development standards. In addition to the development standards, new bars or taverns, billiard parlors with alcohol service,

The Present - South DeLacey Corridor



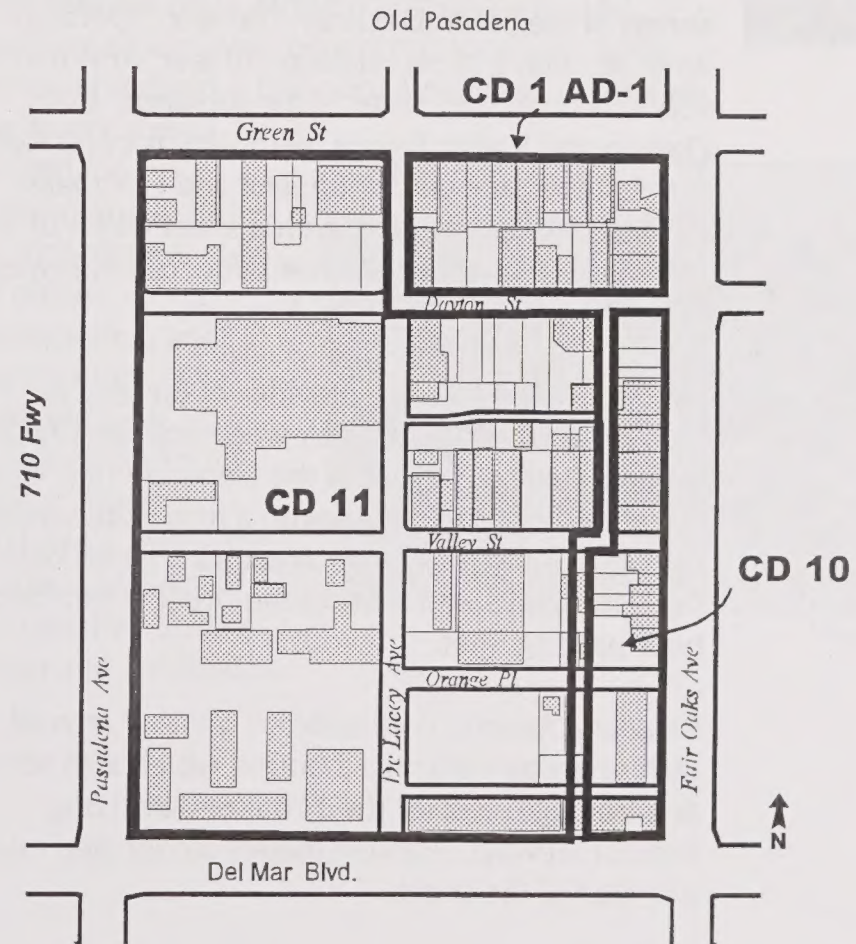
nightclubs with alcohol service, and uses which provide for the sale of alcohol shall be a minimum distance of 250 feet from an existing similar use.

CD 10

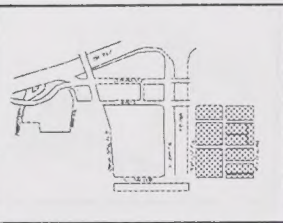
In this zoning district, the permitted uses are identical to the CD 1 zoning district. This district accommodates residential uses up to 87 dwelling units per acre. No setbacks are permitted on properties along South Fair Oaks Avenue. There are two height limits for this district: commercial, 40 feet; and residential, 65 feet.

CD 11

In this zoning district, uses are also identical to the CD 1 and CD 10 zoning districts. This district accommodates residential uses up to 32 dwelling units per acre. Along Dayton and Valley Streets, and South DeLacey Avenue between Dayton and Valley Streets, the setbacks are to be the average of the two adjacent properties. No setbacks are required in the rest of the area of the CD 11 zoning district. The maximum building height allowed in this district is 36 feet.



The Present - South DeLacey Corridor



Existing Street Patterns

Green Street, Del Mar Boulevard, Fair Oaks Avenue, and Pasadena Avenue are the perimeter streets of the South DeLacey Corridor. DeLacey Avenue, with a street width of 50 feet, runs north-south through the center of the sub-area. Both Dayton and Valley Streets, with widths of 50 feet, run east-west between Pasadena and Fair Oaks Avenues. Orange Place, with a street width of 34 feet, and Peach Place, 20 feet wide, run east-west from DeLacey to Fair Oaks Avenues.

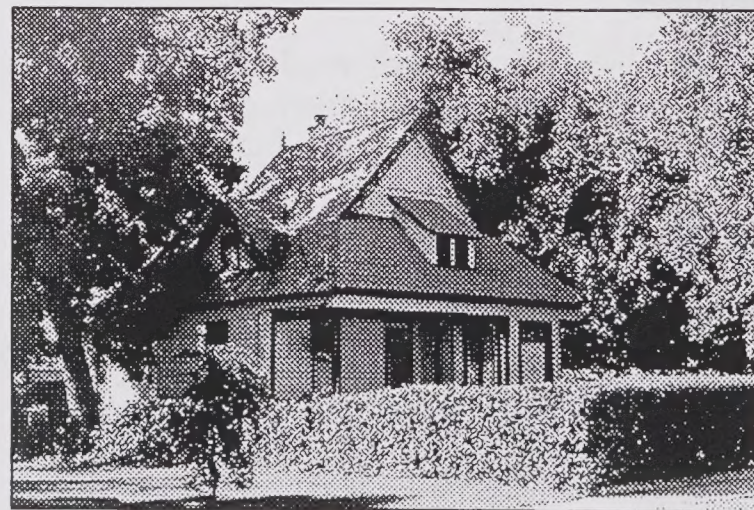
Del Mar Boulevard (street width of 80 feet) is identified as a Principal east-west Mobility Corridor in the Mobility Element of the General Plan. In the sub-area, it has four lanes with a moderate volume of traffic. There is free on-street parking on both the north and south sides of the street with a two-hour parking limit.

Pasadena Avenue is considered a minor arterial with one-way traffic northbound which also serves as a frontage road for the 710 Freeway (Long Beach Freeway). Parking meters are located on the east side of the street.

Green Street is designated as a one-way eastbound street with three lanes. This 70 foot wide street

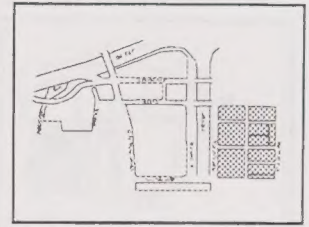
accommodates a high level of pedestrian and automobile traffic. Parking meters are located on both the north and south sides of the street.

As indicated in the Mobility Element of the General Plan, Fair Oaks Avenue is designated as a Principal Mobility Corridor. This 80 foot wide street has four lanes which accommodate traffic traveling north and south. Parking meters are located on both sides of the street.



E. T. Dearth House - 144 West Valley Street

The Present - South DeLacey Corridor



Architectural Resources

The City of Pasadena retained Lauren Weiss Bricker and Janet Tiernan, architectural historians, to conduct an inventory of historic resources in the West Gateway Specific Plan area.

A Historic Resources Survey is a preservation planning document that identifies and evaluates historic resources within a particular geographic area.

In the South DeLacey Corridor sub-area, three buildings (as described below) were identified as historically significant by the survey. They are:

E. T. Dearth House - 144 West Valley Street

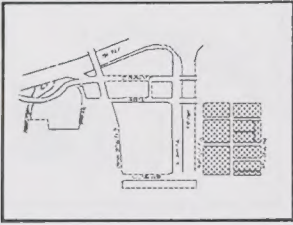
Built in 1893, the E. T. Dearth House is eligible for listing as a Cultural Heritage Landmark. This house is an excellent example of late Queen Anne residential architecture in a neighborhood that is now largely overwhelmed by commercial development.

Friend Paper Company - 100 West Green Street

This building is a locally significant example of the International Style Modern architecture. The building design was recognized locally in 1966 when it received a Pasadena Beautiful Foundation top honor award, judged for outstanding qualities of architectural style of offices, landscaping, and warehouses. The building was designed by Smith and Williams Architects, while the landscaping was designed by Eckbo, Dean and Associates.



Friend Paper Company



The Present - South DeLacey Corridor

Previously Identified Historic Resources

Other structures or districts which were not included in the survey because they have been previously identified as historic resources include:

Friendship Baptist Church - 80 West Dayton Street

This church was built in 1925 and designed by architect Norman Foote Marsh. This church is home to Pasadena's first African-American congregation, which was formed in 1893. The Church is listed on the National Register of Historic Places.

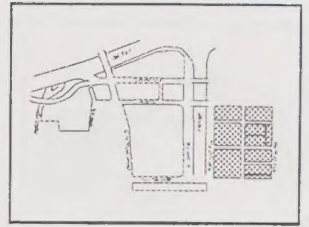
Old Pasadena Historic District

Many of the historic structures fronting on Green Street, Dayton Street, and Fair Oaks Avenue have been designated as part of the Old Pasadena National Register District. Many of the buildings are two stories in height, although there are a few three-story buildings. Predominantly commercial in nature, the district also includes light industrial uses, and a historic fire station.



Friendship Baptist Church

The Present - South DeLacey Corridor



Urban Design

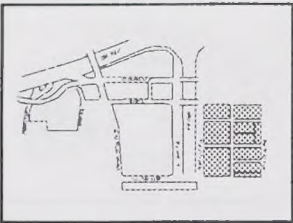
The significant urban design features in the sub-area include the presence of the 710 Freeway, street trees, historic buildings, a high level of both pedestrian and vehicular activity on West Green Street and Fair Oaks Avenue, the view to the north end of South DeLacey Avenue from Orange Street, and the vista of the Ambassador Auditorium and Central Park from Valley Street. The boundary streets of the South DeLacey Corridor Sub-area, West Del Mar Boulevard, South Fair Oaks Avenue, West Green Street and Pasadena Avenue, carry a higher level of vehicle traffic than the interior streets. Green Street and Fair Oaks Avenue have a high level of pedestrian activity. Because of the heavy pedestrian traffic, Fair Oaks Avenue and Green Street have more pedestrian features such as street trees and bus benches. South Fair Oaks Avenue and West Green Street are defined by uniform street trees and street lights.

The buildings within the South DeLacey Corridor Sub-area consist of a wide range of architectural styles and conditions. There are many historic buildings that are located along West Green Street,

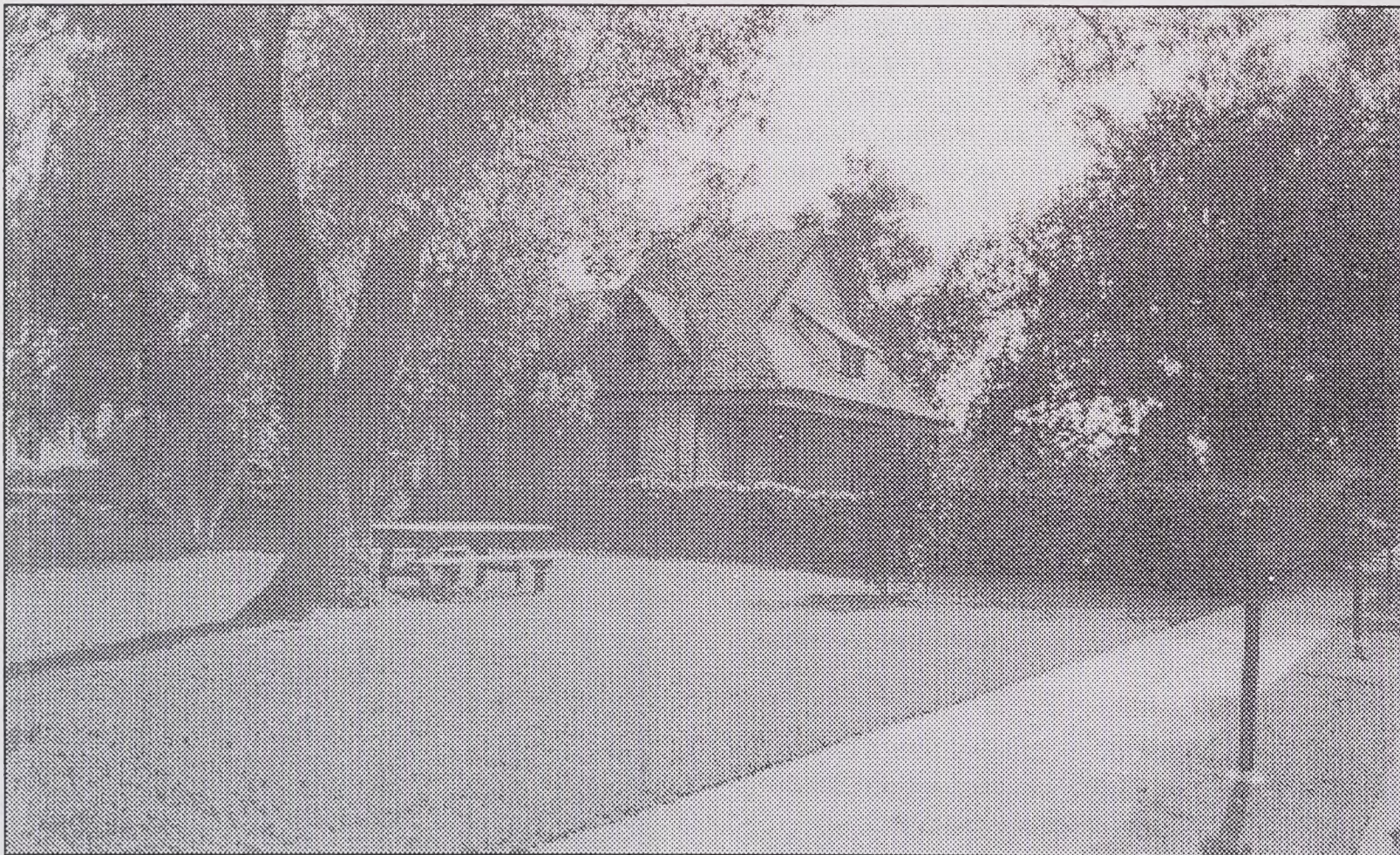
South Fair Oaks Avenue, and West Dayton Avenue. The heights of the buildings in this sub-area are one to two stories with a few being three stories. Buildings in this area are generally well-maintained.



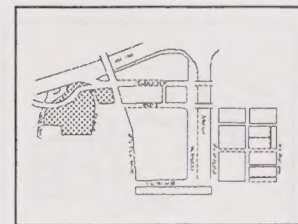
Green Street



The Present - South DeLacey Corridor

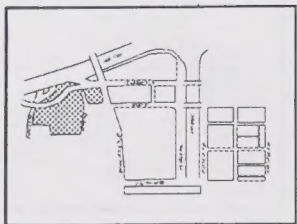


E.T. Dearth House and neighboring landscaping in the South DeLacey Corridor



The Present

Vista del Arroyo Bungalows



The Present - Vista del Arroyo Bungalows

Existing Conditions

The Vista del Arroyo Bungalows Sub-area encompasses the western portion of the West Gateway Specific Plan area, along the eastern edge of the Arroyo Seco. The Bungalows Sub-area is generally bounded by the Colorado Street Bridge and the 134 Freeway to the north; Grand Avenue and the first block of South Orange Grove Boulevard to the east; Westminster Drive and the U.S. Court of Appeals property to the south; and Arroyo Boulevard to the west.

The topography of the Bungalows Sub-area includes relatively flat land at the highest elevations along the crest of the Arroyo Seco; flat land at the lower portions of the sub-area along the banks of the Arroyo Seco; and a sloping hillside portion with an inclination of over seventy feet, separating the two areas.

Urban Design

The Bungalows Sub-area is about 20 acres in size, excluding roads and rights of way. It is a highly desirable place to live with well maintained properties. Street trees and historic street lights enhance the character of the area. In addition, mature landscaping is abundant within the sub-

area, especially along the north end of Grand Avenue and within the Vista del Arroyo Bungalows property.

Significant urban design features within the Bungalows Sub-area include the historic post-top street lights, extensive mature landscaping, and views of the towering U.S. Court of Appeals building. Impressive views of the Arroyo Seco, Colorado Street Bridge, and the San Gabriel Mountain range are afforded within the sub-area.

Ample free parking is found along the sub-area streets. Sidewalks and parkways line Grand Avenue, Green Street, Orange Grove Boulevard, and Arroyo Boulevard. The U.S. Government frontage on California Terrace is the only property in the sub-area lacking curb and gutter improvements, and it is the only street with the old pie-tin style incandescent street lighting.

The Present - Vista del Arroyo Bungalows

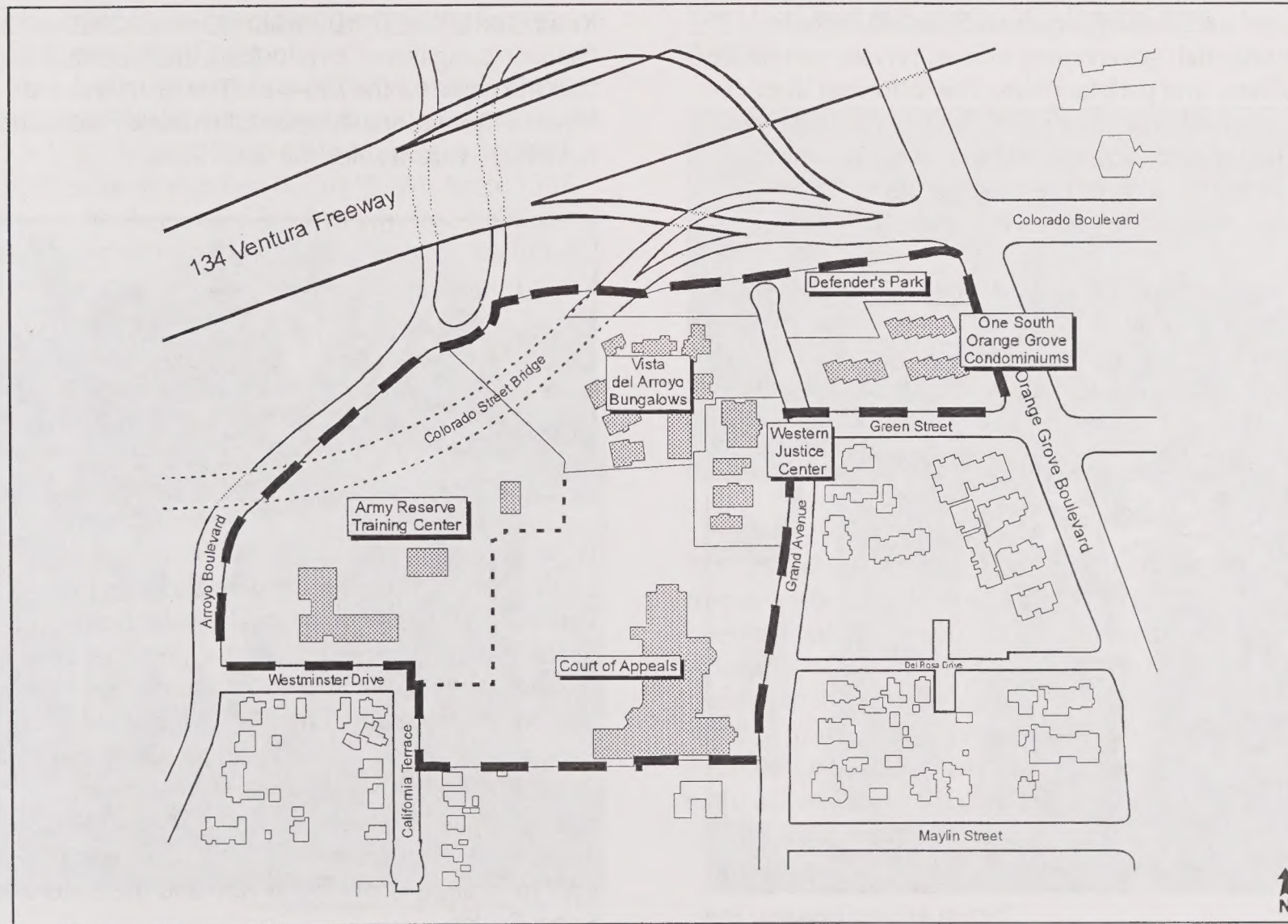
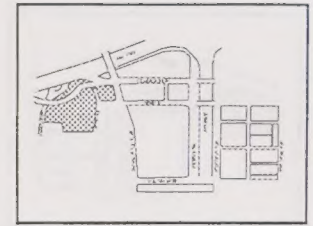


Figure 5: Vista del Arroyo Sub-Area Map

Legend

Sub-area Boundary



Building Footprints

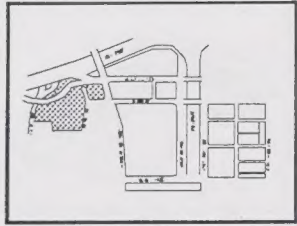


Recorded Property Boundaries



Unrecorded Property Boundaries





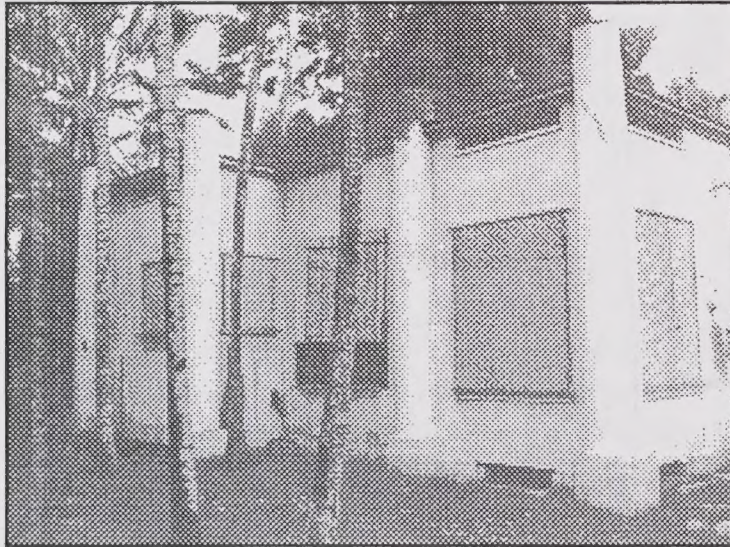
The Present - Vista del Arroyo Bungalows

Existing Land Use

Land uses in the Bungalows Sub-area include residential, government offices, private non-profit offices, and park facilities. The following distinct properties and features are found in the sub-area. The property acreage listed is an approximation. Notable aspects of these properties will be discussed further within this section.

The Vista del Arroyo Bungalows - 3-49 South Grand Avenue

This privately owned, three-acre site, contains eight historic bungalows that were built between 1920-1937 as part of the Vista Del Arroyo Hotel and



The Vista del Arroyo Bungalows - 1996

Resort complex. The bungalows were advertised as "hillside bungalows" overlooking the Arroyo Seco, thus the name for the sub-area. The structures are listed in the National Register of Historic Places and have been vacant since the late 1970s.

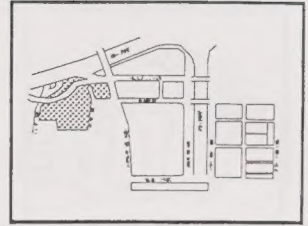


Defender's Park - 1996

Defenders Park

Established in 1918, this 1.1-acre park was landscaped through donations by neighborhood residents, and was dedicated as a memorial to Pasadena's founders in 1954. Presently, the park is owned and maintained by the City of Pasadena. Special activities at the park include Colorado Street Bridge, Fourth of July, and Rose Parade celebrations. An internal walkway, running east to west along the northern boundary, connects the park to Orange Grove Boulevard and the Colorado Street Bridge.

The Present - Vista del Arroyo Bungalows



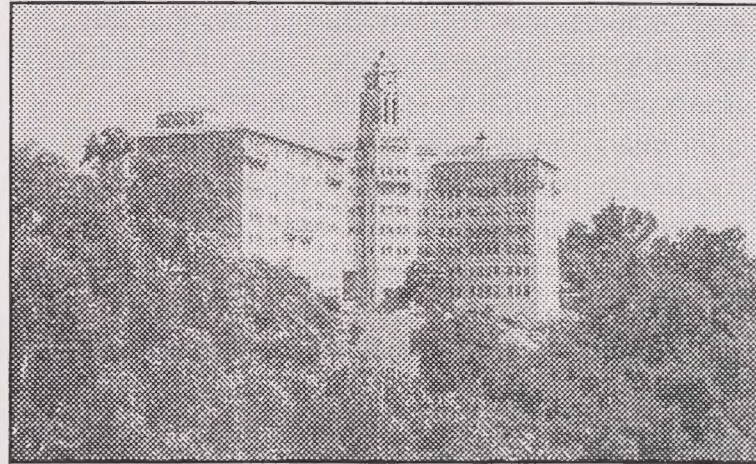
The United States Army Reserve Training Center - 655 Westminster Drive

This 5.5-acre site was part of the Vista del Arroyo Hotel and Resort complex and was acquired by the U.S. War Department in 1943 to serve as hospital facilities for servicemen during WWII. Since 1956, the site has been used by the Army as a training facility for various military reserve units, including intelligence units. The reserve forces support active duty units.



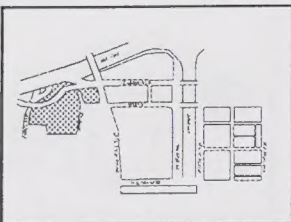
The Army Reserve Training Center Site - 1996

The U.S. Court of Appeals - 125 South Grand Avenue



U.S. Court of Appeals - 1996

This 6.2-acre site contains the main building of the former Vista del Arroyo Resort. The structure has been occupied by the U.S. Ninth Circuit Court of Appeals since 1986. This is the largest court of appeals in the nation. Decisions at this level are referred to the U.S. Supreme Court, the highest court in the nation. Many of the circuit's twenty-eight active judges are considered for selection as U.S. Supreme Court Justices.

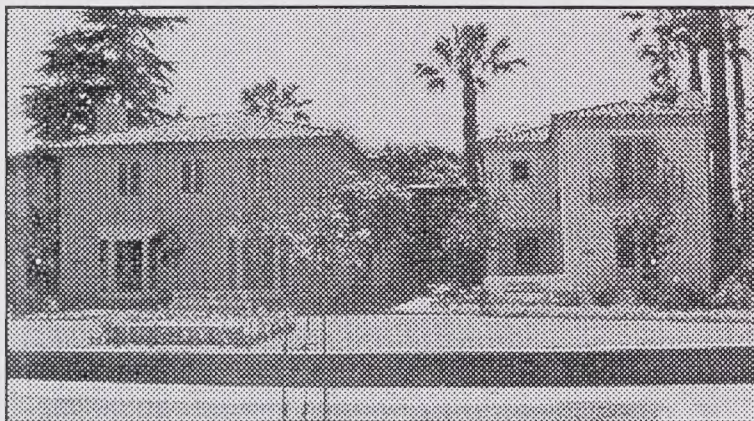


The Present - Vista del Arroyo Bungalows

Existing Land Use

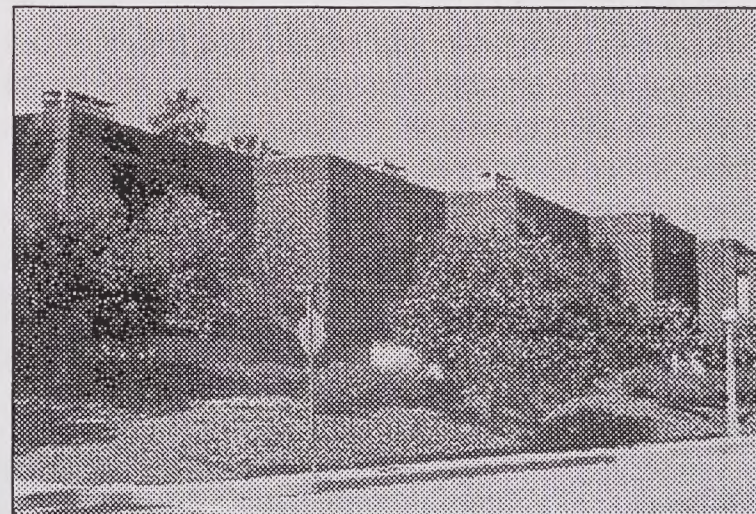
The Western Justice Center - 55-85 South Grand Avenue

This 0.8-acre site is owned by the City of Pasadena and includes four historic bungalows that are leased to the Western Justice Center (WJC). This nonprofit foundation seeks to improve the administration of justice and to introduce new models for resolving conflict. Many of its members are associated with the U.S. Ninth Circuit Court of Appeals.



Western Justice Center - 1996

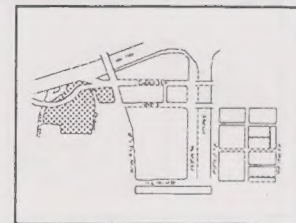
One South Orange Grove Condominiums Site



One South Orange Grove Condominiums - 1996

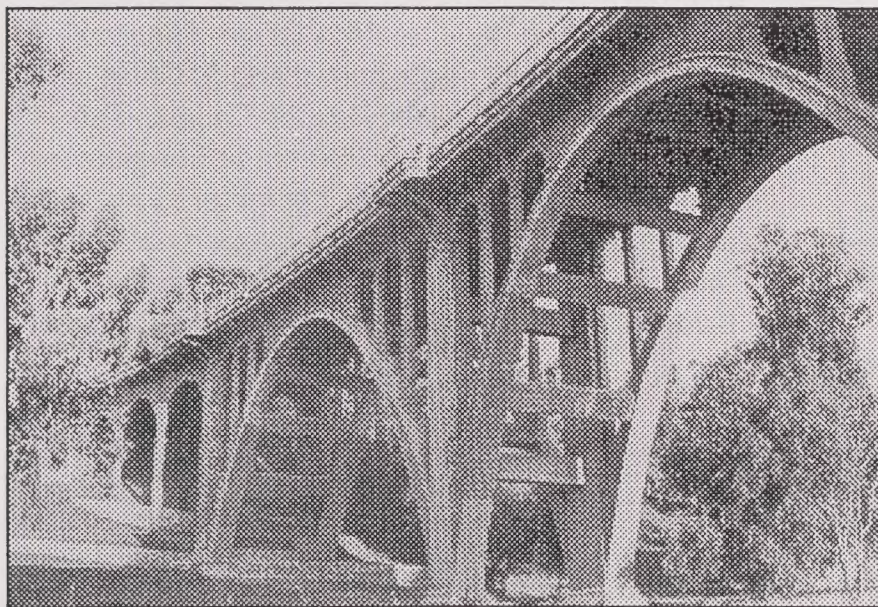
This 1.3-acre site is fully developed and contains thirteen privately owned condominium units designed in the 1980s by the architectural firm of Buff and Hensman.

The Present - Vista del Arroyo Bungalows

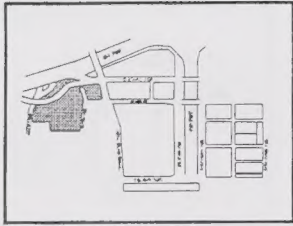


The Colorado Street Bridge

Constructed in 1912 (and partially reconstructed in 1992) and the longest concrete bridge in California at the time, this structure is notable for its Beaux Arts design and unusual curved roadbed. A prominent local landmark, the bridge is listed in the National Register of Historic Places, and crosses over the U.S. Army Reserve Training Center and Vista del Arroyo Bungalows properties.



Colorado Street Bridge - 1996



The Present - Vista del Arroyo Bungalows

Existing Parcel Patterns

The existing parcel patterns are shown on the Vista del Arroyo Bungalows Sub-area Parcel Map. The parcels are described as follows:

Parcel One

The One South Orange Grove Condominiums site is about 1.3 acres in size and has been subdivided into thirteen air parcels for residential condominium use.

Parcel Two

Defenders Park is contained within an irregularly shaped parcel of 1.1 acres.

Parcel Three

The Vista del Arroyo Bungalows property is an irregularly shaped parcel of approximately 3.0 acres, with an easement under the Colorado Street Bridge allowing access to the bridge for repair work. No permanent structures are allowed in the 60 foot wide easement.

Parcel Four

The Western Justice Center is located on an irregularly shaped parcel less than one acre in size.

Parcel Five

The U.S. Court of Appeals and U.S. Army Reserve Training Center sites are contained within one parcel, about 11.7 acres in size, owned by the U.S. Government. The U.S. Army Reserve Training Center occupies 5.5 acres and the U.S. Court of Appeals occupies 6.2 acres.

Not included in the U.S. Court of Appeals acreage is a separate parking lot located across from the main tower building at the northeast corner of Grand Avenue and Del Rosa Drive. The parking spaces on this lot serve both the U.S. Court of Appeals and the Western Justice Center. The parking lot is located outside of the Bungalows Sub-area boundaries and is not factored in the above calculations. The Army property also includes an easement under the Colorado Street Bridge to allow access for repairs to the bridge.

The Present - Vista del Arroyo Bungalows

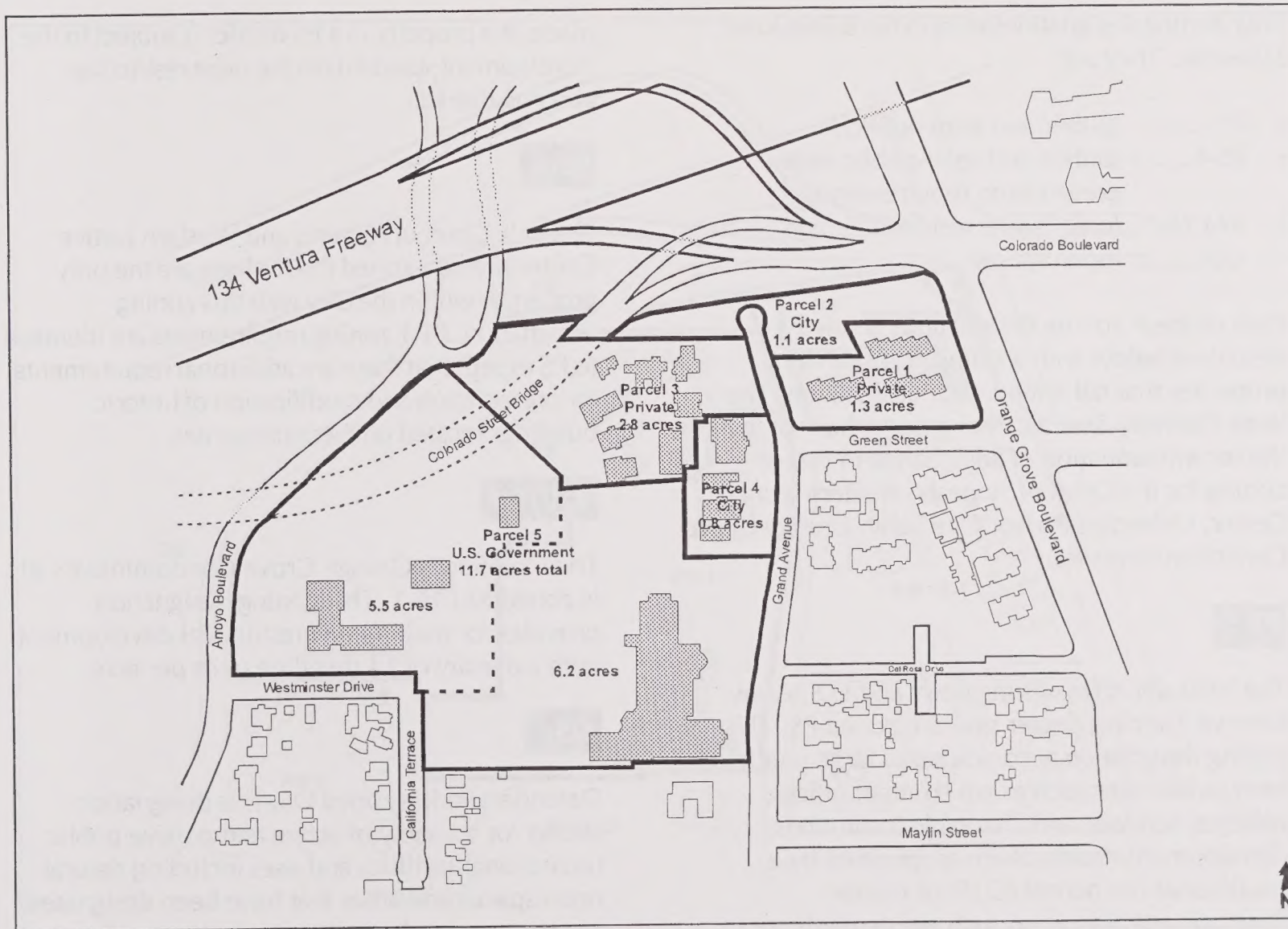
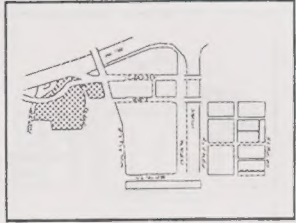
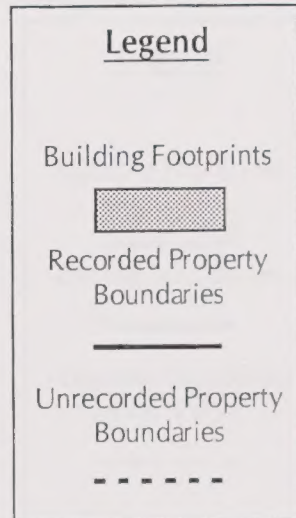
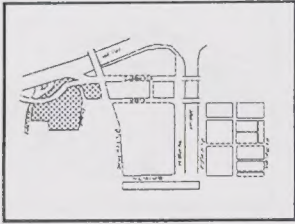


Figure 6: Parcel Map





The Present - Vista del Arroyo Bungalows

Existing Zoning

Four zoning designations exist in the Bungalows Sub-area. They are:

- PS (public and semi-public),
- PS-1..... (public and semi-public with preservation requirements)
- RM 16-1.. (multifamily residential), and
- OS (open space)

Each of these zoning designations is briefly described below with a listing of sub-area properties that fall within each designation. The West Gateway Specific Plan process has not lead to the recommendation of any change in use or zoning for the Court of Appeals, Western Justice Center, Defenders Park or One South Orange Grove Condominiums sites.

PS

The Vista del Arroyo Bungalows and U.S. Army Reserve Training Center sites are zoned PS. This zoning designation accommodates large public or semi-public uses such as government offices, colleges, schools, and charitable institutions. Development standards are as specified by a conditional use permit (CUP) or master development plan. If no such entitlements are in

place, the property in a PS district is subject to the development standards in the most restrictive abutting district.

PS-1

The U.S. Court of Appeals and Western Justice Center sites are zoned PS-1. These are the only properties within the City with this zoning designation. PS-1 zoning requirements are identical to PS except that there are additional requirements for preservation and modification of historic buildings located on these properties.

RM 16-1

The One South Orange Grove Condominiums site is zoned RM 16-1. This zoning designation provides for multi-family residential development with a density of 14 dwelling units per acre.

OS

Defenders Park is zoned OS. This designation allows for a variety of active and passive public recreational facilities and uses including natural open spaces and areas that have been designated as environmentally and ecologically significant.

The Present - Vista del Arroyo Bungalows

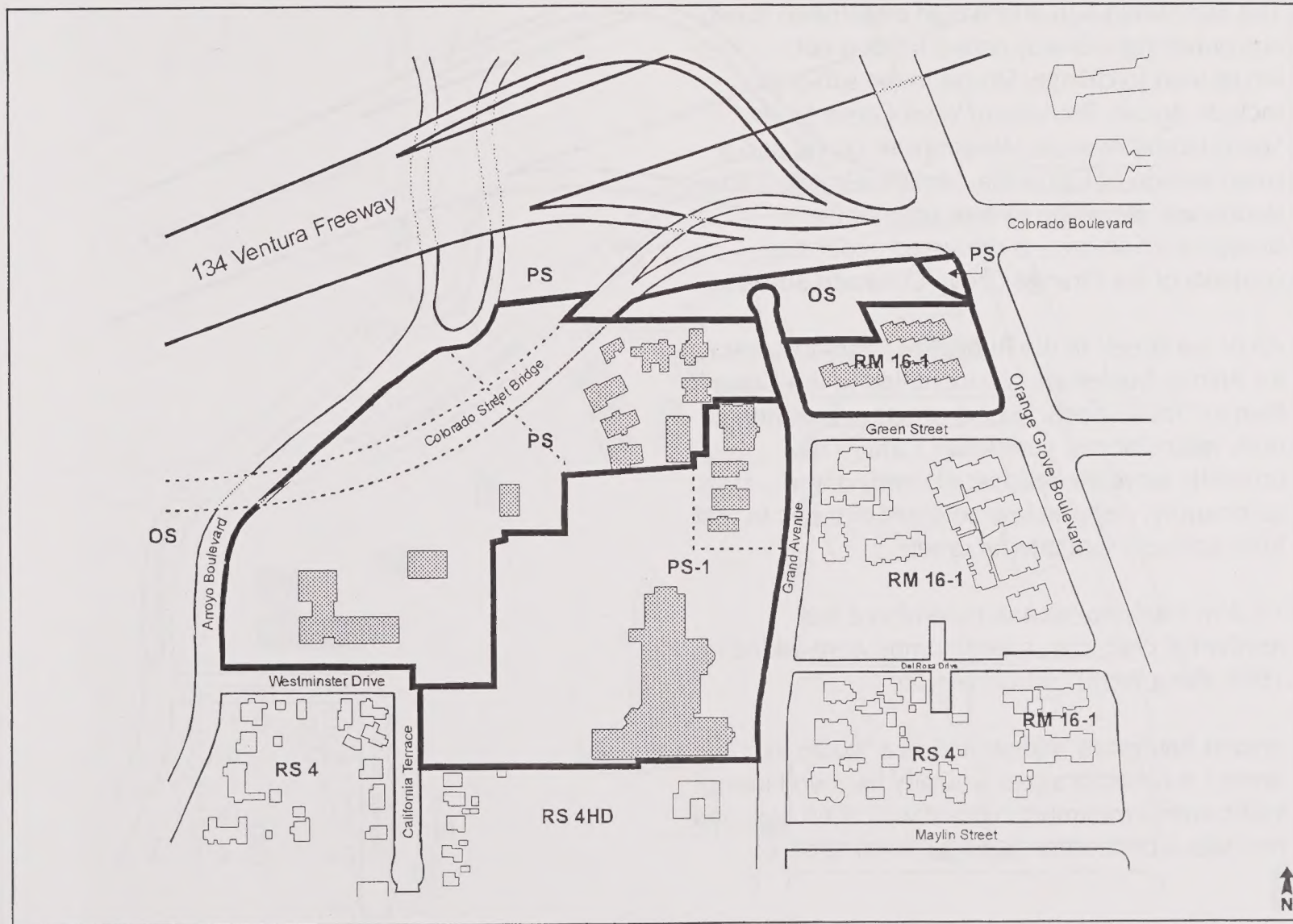
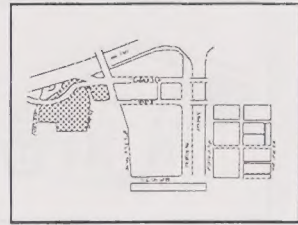
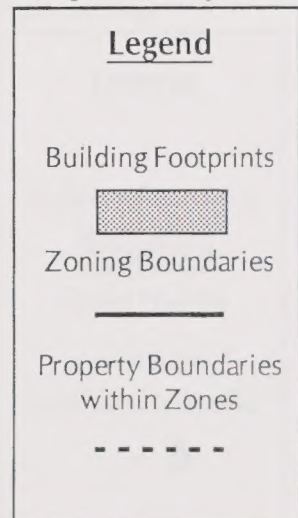
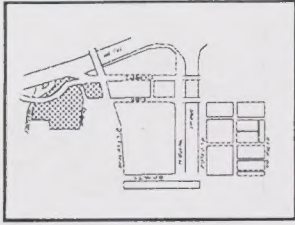


Figure 7: Zoning Designation Map





The Present - Vista del Arroyo Bungalows

Existing Street Patterns

The Bungalows Sub-area has an established street and public right-of-way network that is not envisioned to change. Streets in the sub-area include Arroyo Boulevard, West Green Street, South Grand Avenue, Westminster Drive, and a small section of California Terrace. Orange Grove Boulevard, along the eastern edge of the Bungalows Sub-area, is discussed under the contents of the Orange Grove/Colorado Sub-area.

All of the streets in the Bungalows Sub-area, except for Arroyo Boulevard, are identified in the General Plan as “local streets.” Local streets accommodate both vehicular and pedestrian traffic. They primarily serve the residential needs of the community, carrying low volumes of traffic to and from collector and arterial streets.

To slow traffic speed and to reinforce the residential character, speed humps were added in 1984 along South Grand Avenue.

Arroyo Boulevard is identified as a “collector street.” A collector street typically has two lanes of traffic with a minimum right-of-way of 60 feet, and provides a connection between local streets.

The Present - Vista del Arroyo Bungalows

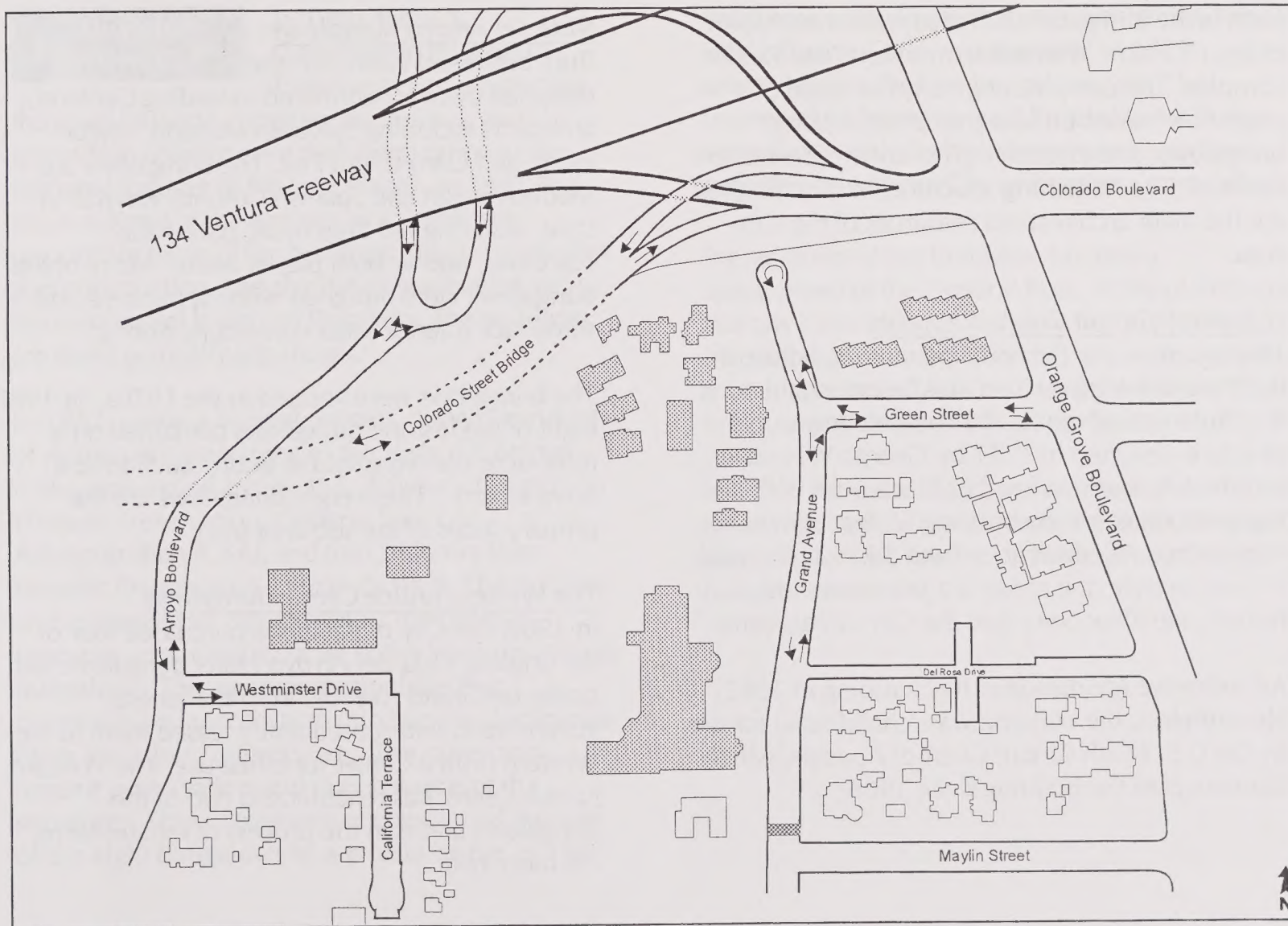
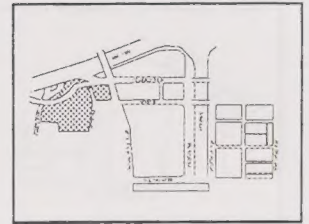
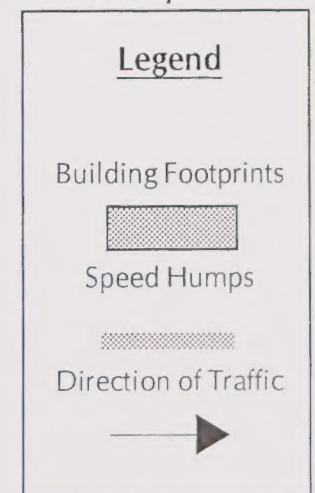
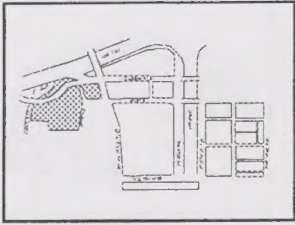


Figure 8: Street Patterns Map





The Present - Vista del Arroyo Bungalows

Architectural Resources

Most of the Bungalows Sub-area was formerly part of the 15.3-acre Vista del Arroyo Hotel and Resort complex. The complex originally consisted of a main hotel tower building, nineteen hillside bungalows, and extensive grounds with recreation facilities. The remaining structures of this complex are the main architectural resources of the sub-area.

U.S. Ninth Circuit Court of Appeals

This structure was formerly the main building of the Vista del Arroyo Hotel and Resort complex. It is a multi-storied reinforced concrete tower structure designed in 1931 by George Wiemeyer, architect. It rises to a height of six stories with the topmost belvedere tower rising 65 feet above the roof surface. Mediterranean and Spanish Colonial Revival in style, the tower is a prominent visual feature, signaling entry into the City of Pasadena.

An extensive fire damaged this building in 1982. Nevertheless, the building was rehabilitated for use by the U.S. Ninth Circuit Court of Appeals, which has occupied the building since 1986.

Vista del Arroyo Bungalows

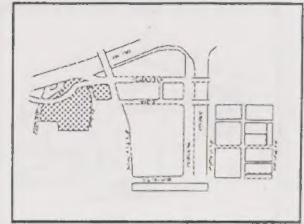
Built between 1920-1937, the bungalows were designed by or are attributed to leading California architects including Sylvanus Marston, Myron Hunt, and Garrett Van Pelt. The bungalows are Mediterranean and Spanish Colonial Revival in style, featuring red-tiled roofs, patios and balconies, and smooth plaster walls. Many of the bungalows were designed without kitchens and some lack interior stairs connecting floors.

The bungalows were vacated in the 1970s. In 1987 eight of the historic bungalows contained on a three-acre site were sold at public auction to a private party. These eight bungalows are the primary focus of the sub-area plan.

The Western Justice Center Bungalows

In 1989, the City of Pasadena purchased four of the original Vista del Arroyo Hotel bungalows (all facing on Grand Avenue) from the federal government, and subsequently leased them to the Western Justice Center for office use. The Western Justice Center has rehabilitated two of the bungalows and is in the process of rehabilitating the other two.

The Present - Vista del Arroyo Bungalows



Historic Preservation

In 1980, the U.S. Government prepared a historic resources report for the main building, nineteen bungalows, and grounds in order to seek their nomination to the National Register of Historic Places. In 1981, the site was listed in the Register as a significant resource in terms of the buildings' distinctive design and construction, and significant association with the resort hotel history of Pasadena. The buildings are listed as locally significant.

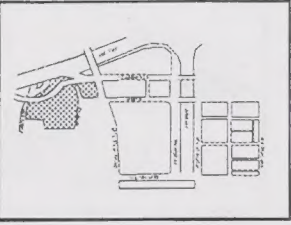
In 1982, under a federal process, a Memorandum of Agreement pertaining to the Vista del Arroyo Hotel was signed by the U.S. Advisory Council on Historic Preservation, General Services Administration (GSA), and the California State Historic Preservation Officer (SHPO). The purpose of the agreement was to protect the historic character and integrity of all of the Vista del Arroyo bungalows. The agreement stipulates that covenants be incorporated into transfer documents upon the sale of the property. The covenants require preservation and maintenance of the structures. These covenants accompanied the sale of the eight bungalows to a private owner in 1987.

Pertaining to the Western Justice Center site, the City's Zoning Code was amended in 1989 specifying that the four bungalows "shall be preserved and maintained." Rehabilitation is in accordance with the historic covenants and in compliance with the City of Pasadena's regulations.

Preservation of the bungalows is also a requirement of the General Plan. In the plan it states that any historic structures identified in the historic inventory, such as the Vista del Arroyo Bungalows, must be preserved and that they be used for offices or housing with the emphasis on re-use.

In 1993, the federal government demolished six of its own bungalows located on the Court of Appeals site. As of 1997, twelve of the original nineteen bungalows remain.

The Present - Vista del Arroyo Bungalows



Structural, Physical and Rehabilitation Analysis

The City of Pasadena retained Historic Resources Group to prepare a report on the condition of seven of the eight Vista del Arroyo Bungalows. One bungalow (#21) was excluded from the study because of severe damage resulting from a fire in 1994. Preparation of the report involved analyzing the physical and structural condition of each bungalow and providing a basic cost for rehabilitation of the structures as residences or

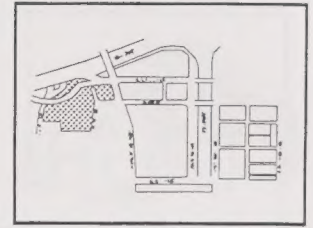
offices. Rehabilitation costs assumed complying with the Secretary of the Interior's Standards for Rehabilitation and the relevant local codes. The report findings were presented at various community meetings.

Historic Resources Group concluded that the buildings are generally in poor condition with many showing the effects of deterioration and damage caused by vandals and squatters, the effects of weather, the lengthy period of disuse, and lack of building maintenance. However, the consultant concluded that the level of deterioration of the buildings was not severe enough to prevent their repair, restoration, and rehabilitation.



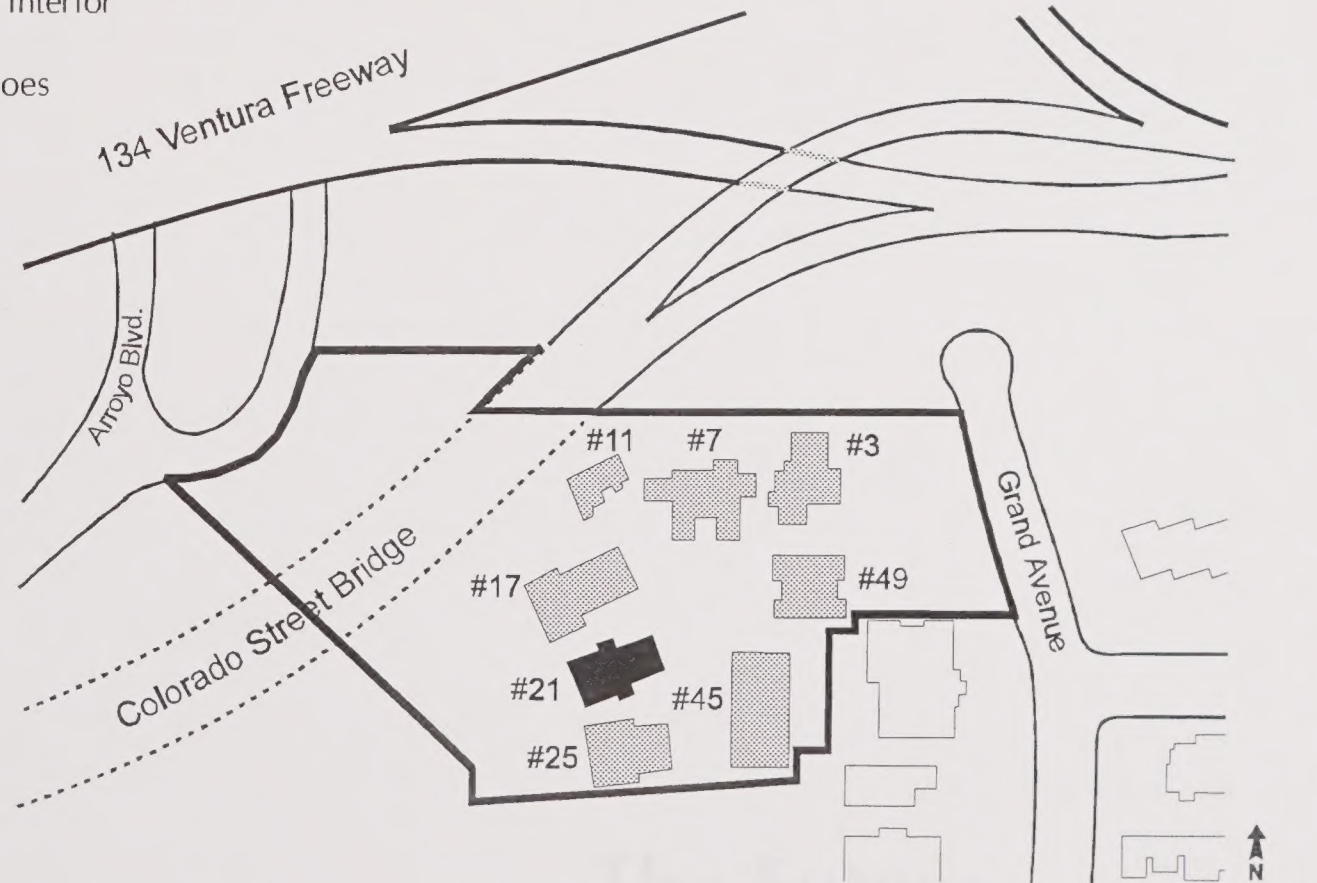
Fire Damaged Vista del Arroyo Bungalows - 1996

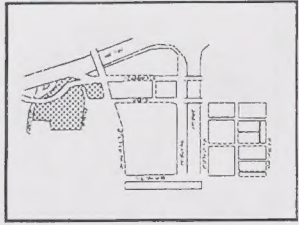
The Present - Vista del Arroyo Bungalows



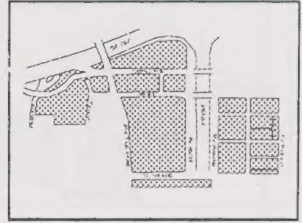
Total rehabilitation costs will depend on the extent of restoration, the specific building use, and how much of the original building envelope and interior spaces will be retained. The estimate for rehabilitation costs, as given in the report, does not include interior finishes, site work, or hazardous/toxic materials abatement. Removal of hazardous materials will add to the cost of either rehabilitation or demolition of these structures.

According to the study, the estimate for repair and rehabilitation of the seven buildings' envelopes and internal supporting structure is \$968,000 without elevators and \$1,345,000 with elevators.

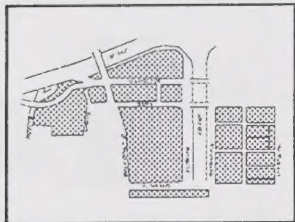




The Present - Vista del Arroyo Bungalows



The Future Vision



The Future

General Plan

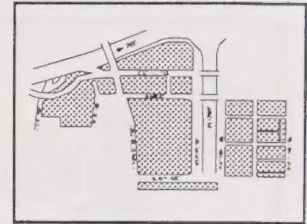
From the General Plan and from the West Gateway Specific Plan community participation process, a vision for the West Gateway has emerged.

Seven Guiding Principles

The following seven Guiding Principles, as found in the May 1994 Land Use Element of the General Plan, provide overall guidance for the development of the West Gateway Specific Plan.

1. *Growth will be targeted to serve community needs and enhance the quality of life.*
2. *Change will be harmonized to preserve Pasadena's historic character and environment.*
3. *Economic vitality will be promoted to provide jobs, services, revenues and opportunities.*
4. *Pasadena will be promoted as a healthy family community.*
5. *Pasadena will be a city where people can circulate without cars.*
6. *Pasadena will be promoted as a cultural, scientific, corporate, entertainment, and educational center for the region.*
7. *Community participation will be a permanent part of achieving a greater city.*





General Plan

The Land Use Element of the General Plan also sets the parameters for seven Specific Plans to be prepared in areas where growth is to be targeted. The Vista del Arroyo Bungalows and Orange Grove / Colorado Sub-areas are within the area that the General Plan designated the West Gateway Specific Plan. Originally proposed by the General Plan as part of the Central District Specific Plan, the South DeLacey Corridor Sub-area is included in the West Gateway Specific Plan process because approximately sixteen acres of this area is under the ownership of the Worldwide Church of God and the future of the property is tied with the future of the Church campus across the freeway.

General Plan Direction for West Gateway

For the West Gateway Specific Plan area, the General Plan states:

- *The West Gateway Specific Plan will focus on the arts, culture and education by building on the strengths of the Norton Simon Museum and Ambassador Auditorium and this focus will be encouraged and strengthened through the Specific Plan.*
- *The Specific Plan will incorporate the existing parks and existing setback requirements.*
- *Plan emphasis will be on preserving, replacing and enhancing gardens and foliage landscaping as a continuing visual extension of "South Orange Grove" ambiance.*
- *Any historic structures identified through the historic inventory must be preserved, such as the Vista del Arroyo bungalows.*

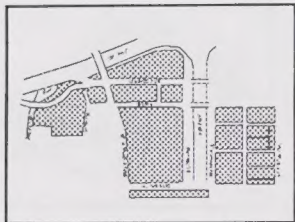
GENERAL PLAN NUMERIC LIMITS FOR WEST GATEWAY AREA

Total
New Housing Units
= 75 units

Total
New Non-Residential
Square Footage
= 800,000 sq. ft.

General Commercial
= 350,000 sq. ft.
Institutional
= 250,000 sq. ft.
= 200,000 sq. ft. *

* With Planning Commission and City Council approval, and compliance with performance standards, an additional 200,000 square feet could be available east of Orange Grove. These standards are either the completion of a Master Plan which identifies the use and location of the square footage or the completion of the Specific Plan which identifies the use and location of the square feet.



The Future

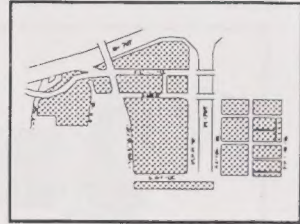
- Mixed use development will be encouraged in this area.
- No hotels will be permitted unless the Specific Plan process designates a hotel site.
- The Vista del Arroyo bungalows will be used for offices or housing with the emphasis on reusing the bungalows.
- The Specific Plan will seek to establish a link to Old Pasadena over the bridge through alternatives such as temporary vendors or retail carts or through pedestrian improvements which encourage people to move freely between the two areas.
- The Specific Plan will set up guidelines to encourage more intense development north of Colorado Boulevard, rather than on the south.



Mixed use Project



Pedestrians

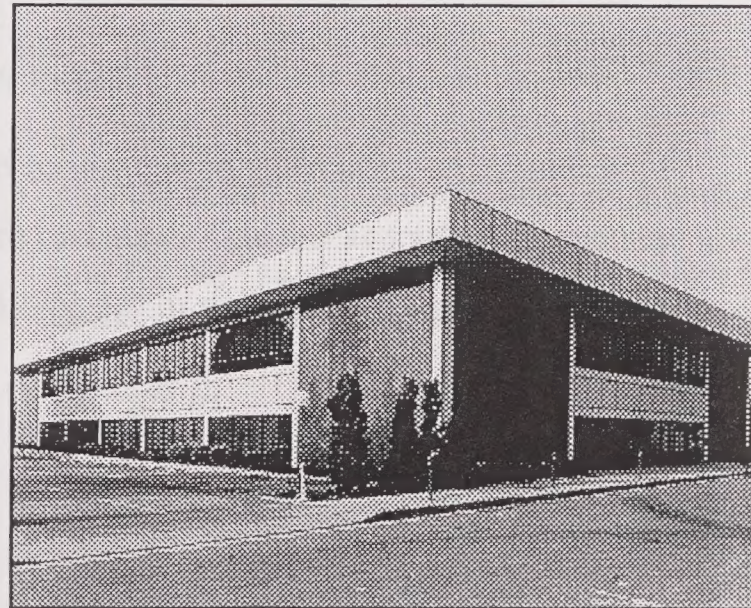


General Plan Direction for South DeLacey Corridor

In the General Plan, the South DeLacey Corridor is part of the Central District Specific Plan, area a1-Urban Village.

For the South DeLacey Corridor, the General Plan states:

- *In this area, the Specific Plan will envision an urban village atmosphere by encouraging an overall high density of housing (49 - 60 dwelling units per acre) in a variety of types and prices, as well as a mix of artists lofts, offices, shops, schools and artisans workshops.*
- *This area is within a transit oriented development area due to its proximity to the proposed light rail station at Arroyo Parkway and Del Mar Boulevard and to major employers in downtown Pasadena, Old Pasadena and the Huntington Hospital area.*



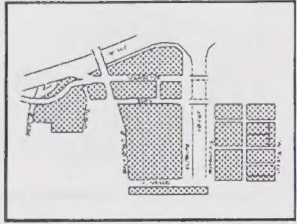
Worldwide Church of God Office Building

GENERAL PLAN NUMERIC LIMITS FOR THE SOUTH DELACEY CORRIDOR

Total New
Housing Units
= 1,000 units

Total New
Non-Residential
Square Footage
= 150,000 sq. ft.

General Commercial
= 125,000 sq. ft.
Institutional
= 25,000 sq. ft.



The Future

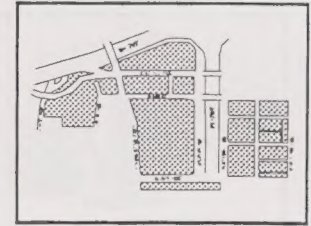
West Gateway Guiding Principles

After the first West Gateway community meeting, the West Gateway guiding principles were developed to reflect the community's vision for the area:

Overall Principle

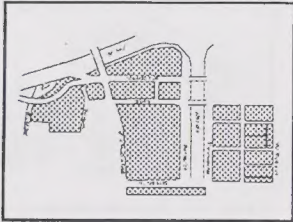
"Balance the principles of economic development, historic preservation and culture in order to optimize each and thereby achieve the goal of implementing the General Plan in the West Gateway area of Pasadena."



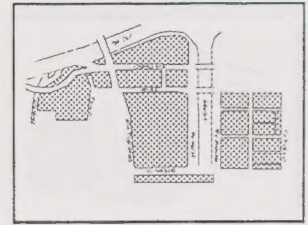


Guiding Principles

- *Preserve the high quality atmosphere that is the hallmark of this area, through complementary, well-designed, appropriately scaled buildings and landscaping.*
- *Provide the flexibility needed to allow new development to respond to market demand.*
- *Protect, support and preserve Old Pasadena by allowing complementary uses, but not a westward expansion of Old Pasadena's boundaries.*
- *Allow a broad mix of land uses, including businesses, both community-serving and neighborhood-serving, and residential uses.*
- *Encourage and facilitate appropriate development.*
- *Encourage the linking of new development with adjacent existing features such as Central Park, Old Pasadena and the proposed light rail station, and enhance the links between features within the Specific Plan area.*
- *Recognize the importance of preserving significant historic structures in the area.*
- *Identify areas to preserve and protect.*
- *Preserve the significant historic buildings and gardens on the Worldwide Church of God property, including the Ambassador Auditorium.*
- *Plan traffic and parking patterns in order to minimize the negative effects on adjacent neighborhoods and existing businesses.*
- *Encourage development that supports and capitalizes on transit opportunities, such as the proposed light rail station at Raymond Avenue and Del Mar Boulevard, the ARTS Circulator busses, and all other means of public transportation, including bicycles and pedestrians.*
- *Recognize the cultural and educational attributes in this area.*
- *Enhance the Orange Grove / Colorado intersection as the symbolic western gateway into Pasadena.*



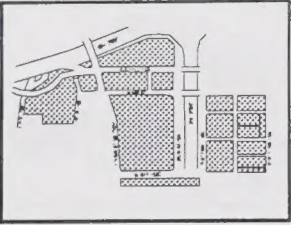
The Future



The Future

Issues, Strategies and Recommendations

The Future



The West Gateway Intersection

What are the existing conditions?

The intersection of Colorado and Orange Grove Boulevards is considered to be the western gateway into Pasadena, giving the Specific Plan its name. It is notable for its views of Pasadena City Hall and the Civic Center and for its prominence as the beginning of the televised Rose Parade. The War Memorial flagstaff and several other monuments are located in the parks that comprise all four corners of the intersection.

What is the community vision for this area?

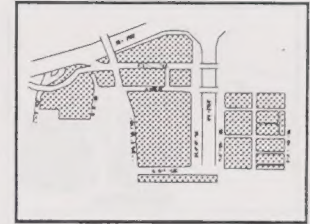
The Land Use Element of the General Plan directs that the Specific Plan will incorporate the existing parks and setback requirements. It further states that the Specific Plan's emphasis will be on preserving, replacing and enhancing gardens and foliage landscaping as a continuing visual extension of the "South Orange Grove" ambiance.

At the West Gateway Specific Plan community meeting and working group meetings, participants agreed that the intersection is in need of enhancement and improvement to function as an entryway and focal point for the City. Comments made at these meetings include:

- Consider relocating the historic flagpole to the center of intersection or to align it in the center of Colorado Boulevard.
- Maximize visibility of the flagpole and make it accessible to pedestrians.
- Think of Gateway as a corridor, not as just an intersection.
- Screen the Elks parking lot with landscaping.
- Unify signage in the area.
- Make the monuments more visible - the existing hedges in the park areas hide them from view.
- Consider the Tournament of Rose Parade requirements in this area.
- Improvements should be compatible with the historic character of the area.

The following West Gateway Guiding Principles provide guidance for this area:

- Enhance the Orange Grove / Colorado intersection as the symbolic western gateway into Pasadena.
- Preserve the high quality atmosphere that is the hallmark of this area, through complementary, well-designed, appropriately scaled buildings and landscaping.
- Recognize the importance of preserving significant historic structures in the area.



The West
Gateway
Intersection

Strategies & Recommendations

Colorado/Orange Grove Intersection

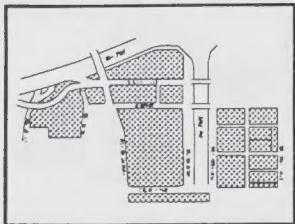
- The intersection of Colorado and Orange Grove Boulevards should be visually emphasized by restoring the cohesive original design to the corners, enhancing the hardscape and landscape elements surrounding the flagstaff, improving pedestrian amenities, adding an arts element and introducing consistent signage. Include Arts and Design Commissioners in this effort.
- Improve landscaping at the gateway intersection to enhance the visibility of the historic monuments and to screen the Elks Club Lodge parking area. Continue a unified landscaping program eastward on Colorado Boulevard toward Old Pasadena.
- Re-emphasize the War Memorial Flagstaff by possibly enhancing its setting or by relocating it. Conservation of the bas-relief, and architectural lighting of the monument should all be considered as part of the overall enhancement of this intersection.
- The design of new buildings around the gateway intersection should compliment the open, park-like setting.

Vistas

- Create development standards and design guidelines that preserve the view into downtown Pasadena from the Colorado Boulevard/Orange Grove intersection.
- Design new buildings that preserve important views, such as of the mountains and Civic Center.
- Design new buildings that do not require major alterations to the existing topography.

Other

- Any new improvements shall accommodate the Tournament of Roses Parade's bleacher requirements.
- Future improvements in the public and private domain should include such elements as landscaping, artwork, signage, fountains, lighting techniques, banners, etc. to enhance the imagery of the Gateway.
- Future developments along West Colorado Boulevard should aim at increasing pedestrian oriented uses and complement the architectural character of existing well-designed buildings.
- Maintain the existing street historic street lights along Colorado Boulevard.
- Screen parking lots from view by using landscaping, fences or walls.



The Future

General Plan Numeric Limitations

What are the existing conditions?

Because the General Plan did not anticipate the potential change in use of the Worldwide Church of God properties, the building intensity standards need to be re-examined.

The Land Use Element of the General Plan designates building intensity standards in the form of numeric limits on the total new development and the mix of uses allowed within each Specific Plan area. The purpose of these intensity standards is to ensure that new development is in appropriate locations and does not have a negative impact on neighboring residents and businesses. They are not intended to prohibit high quality new development in appropriate locations.

In the West Gateway Specific Plan (this includes the Orange Grove / Colorado and Vista del Arroyo bungalows Sub-areas), the General Plan allows:

75 new housing units

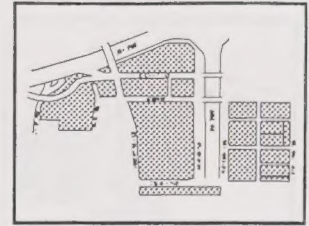
350,000 sq. ft. of General Commercial

250,000 sq. ft. of Institutional

200,000 sq. ft. available upon completion of the
_____ Specific Plan or a Master Plan

800,000 TOTAL sq. ft. of new non-residential
development

Assuming 850 square feet of non-residential development to be roughly equivalent to one housing unit, the 800,000 square feet envisioned by the General Plan would result in 941 units of housing. Combined with the 75 units of housing proposed by the General Plan, the maximum housing units in this sub-area would be 1,016 units. The housing units would not be required to be 850 square feet in size, this unit size is used only to equalize the impacts of housing units and commercial development.



The South DeLacey Corridor is part of the Central District Specific Plan, area a1 - Urban Village. For this area, the General Plan allows:

1,000 new housing units

125,000 sq. ft. of General Commercial

25,000 sq. ft. of Institutional

150,000 TOTAL sq. ft. of new non-residential development

Assuming 850 square feet of non-residential development to be roughly equivalent to one housing unit, the 1,000 housing units envisioned by the General Plan would result in approximately 850,000 square feet of new development. Combined with the 150,000 square feet of non-residential development proposed by the General Plan, the maximum development "envelope" for this sub-area would be 1,000,000 square feet. The mix of residential and non-residential development would be flexible, however, a minimum of 250 housing units would be built in the South DeLacey Corridor at full "build-out."

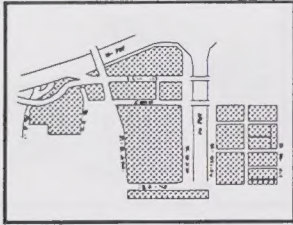
Under no circumstances could the total new development (residential and non-residential)

exceed 1,000,000 square feet or 1,000 units. Housing units would not be required to be 850 square feet in size, this unit size is used only to equalize the impacts of housing units and commercial development.

The rationale for this conversion formula was based on the traffic impacts of office development compared with multi-family residential (apartment) development. The West Gateway Environmental Impact Report found that the impacts of one apartment unit were roughly equal to that of 850 square feet of office development.

While the General Plan permits a process of transferring square footage from the other areas within the Central District to the South DeLacey Corridor, there is no need for such a mechanism in lieu of the square footage numerical limitations listed above.

General Plan Numeric Limitations



The Future

General Plan Numeric Limitations

Floor Area Ratio (F.A.R.) is the amount of building floor area on a lot in relation to the size of the lot. For example, a building of 10,000 sq. ft. on a lot which is 20,000 sq. ft. has an F.A.R. of 0.50.

What is the community vision for this area?

Overall General Plan

Language in the Land Use Element of the General Plan does not permit changing the building intensity standards during the Specific Plan process, nor transferring from one Specific Plan to another. It does provide the opportunity for amending the building intensity standards during the "Five-Year updates of the General Plan." The first "Five-Year update" process is scheduled to begin in 1998, with completion in 1999.

West Gateway Specific Plan

In the Specific Plan process, participants have generally agreed that the existing General Plan allotment of square footage and housing units is inadequate. The community favors establishing maximum heights and setbacks rather than the "arbitrary" building intensity standards of the General Plan. There has also been concern expressed that extensive new development on one property could inhibit the longer term development of the other properties in the area by "using up" all the development potential allocated by the General Plan.

The West Gateway Guiding Principles state that the Specific Plan should provide the flexibility needed to allow new development to respond to market demand.

Recommendations

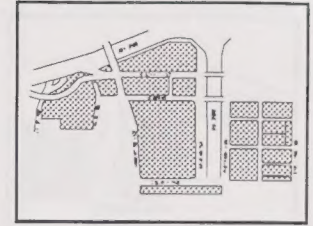
1. The West Gateway Specific Plan recommends that during the upcoming 1999 "Five-Year review" of the General Plan, the building intensity standards for the Orange Grove / Colorado and Vista del Arroyo Bungalows subareas of the West Gateway Specific Plan area be increased to:

1,300 new housing units

1,600,000 sq. ft. of new non-residential development or some combination of residential and non-residential uses

Because of the flexibility between housing units and square feet outlined on page 81, the recommendations for General Plan review regarding the new housing unit increase may have to be adjusted if there is significant initial construction of housing.

The allocations would be allocated equally on a per-acre basis to all parcels within the Orange



Grove / Colorado Sub-Area and Vista del Arroyo bungalows Sub-areas, provided that all other land use, development and design standards are met. A process for the transfer of development rights (square feet and housing units) from one parcel to another will be established.

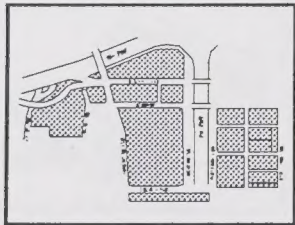
The height, density, land use and design standards will ensure that this development is of high quality, in appropriate locations and minimizes any negative effects on adjacent neighborhoods and businesses.

2. In the interim period prior to the General Plan "Five-Year review," to ensure that all properties have an equal opportunity to use the square footage allocated, the following policies will be applied in accordance with the General Plan:

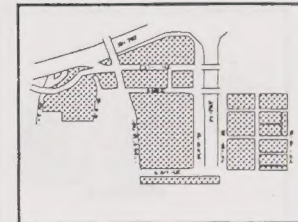
An equal allocation to each non-residential parcel in the Orange Grove / Colorado Sub-Area and Vista del Arroyo bungalows Sub-areas of 17,500 square feet of non-residential building for each acre (43,560 sq. ft.) of property, which is equivalent to a floor area ratio (F.A.R.) of approximately 0.40.

The 75 housing units will be allocated on a first-come, first-served basis, until there are no units remaining to allocate. Allocation will take place when the property owner receives a building permit. A procedure for transfer of development rights from one parcel to another will be developed.

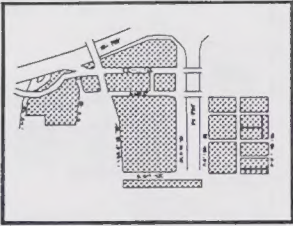
*The Future
Design Guidelines*



The Future



The Future Design Guidelines



The Future - Design Guidelines

Design Guidelines

The Comprehensive General Plan commits the City to the goal of achieving architectural excellence in the design of new buildings and open space. To achieve this goal, the plan includes design principles and criteria for use throughout the City. These principles and criteria encourage new architecture that contributes “variety and distinction” to an area,” that is “inviting and...sustain[s] attention,” that is “contextual and compatible with the character and traditions of Pasadena,” and that demonstrates “imagination and creativity” at all levels. It calls for architects, builders, and developers to recognize that their efforts “are making a permanent contribution to the urban landscape that is cared about and used by the citizenry of Pasadena.” It also proposes that the designs of new development originate from two sources (*cited on pg. 61 of the General Plan*): a list of basic architectural and planning elements and a more specific list of features that characterize the built environment of Pasadena.

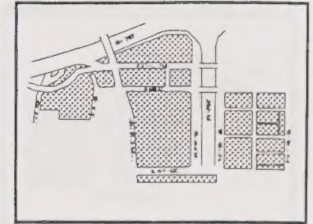
One of the specific objectives of the General Plan is the adoption of design guidelines for each specific plan area. The following guidelines, and those in each sub-area, intended for the West Gateway Specific Plan area, harmonize with the

City-wide Design Principles and Criteria and communicate goals and objectives that address the character, scale, and identity of the West Gateway area. Adherence to these guidelines is not mandatory, because guidelines cannot anticipate every design problem or setting. Their purpose is to enhance the built environment and to encourage architects, designers, and developers to bring creative solutions to their work.

GENERAL DESIGN CONCEPTS

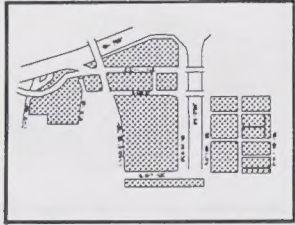
Urban Design.

- a) The design of new buildings should relate to the major features and forms of adjacent, well-designed buildings, and to the siting, the massing, and the scale of these buildings.
- b) New buildings on the edges of the West Gateway Specific Plan area should act as transition areas that respect the siting, massing, and scale of buildings outside the West Gateway Specific Plan area.
- c) New buildings at the visual end of a



Design Guidelines

- transportation and/or pedestrian corridor (such as at the end of a T-shaped street intersection) should take into account the visual significance of that building's facade.
- d) Important view corridors and sight lines should be reinforced by the siting and massing of new buildings and plant materials. New buildings should not obstruct important public views, such as of those of City Hall.
 - e) Front yards of commercial buildings should become outdoor extensions of the primary building activity, and the main entrance into new or existing commercial buildings should be oriented along the public pedestrian corridor.
- Site Design.**
- a) Connections between new buildings should promote walking - rather than driving.
 - b) Landscaping should screen, soften, and create variety in corridors, plazas, and entrances. It should also define and enclose spaces, enhance the natural environment, channel movement, and create an identity for the site.
 - c) Trees and screening elements, such as shrubs, walls, and planters, should provide visual relief and privacy and buffer unrelated activities or unsightly areas used for trash, service, loading and parking.
 - d) Where possible, the location of new buildings should not destroy or harm important groupings of mature, healthy trees.
 - e) Parking areas should not diminish the environment of the site. Large surface parking areas should have generous landscaping and other design elements to integrate them into the overall design of the site.
 - f) Private pedestrian walkways should include canopy trees and adequate lighting to create an aesthetically pleasing and safe environment. Walkways should provide interest and scale to enhance movement.
- Building Design.**
- a) New commercial buildings with street frontage should have openings and proportions that are in scale with pedestrian activity.



Design Guidelines

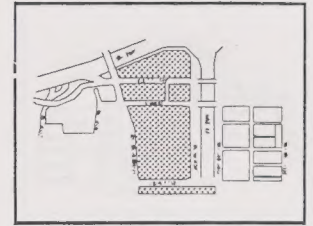
The Future - Design Guidelines

- b) Exterior facade materials should be durable, of high quality, and complementary to the existing neighborhood.
- c) In new construction, window and door glass should be clear or lightly tinted. Spandrel, translucent, reflective or dark tinted glass should be avoided, and dark tinted films or paint should not be applied to the glass.
- d) New buildings immediately adjacent to, and additions to, architecturally and historically significant buildings (with NR Code 2S1, 3S, 3D, or 5S1) should be designed in accordance with Standards #9 and #10 of the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. [9] "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." [10] "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the

essential form and integrity of the historic property and its environment would be unimpaired."

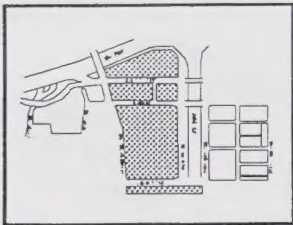
Accessory structures, signs, lighting.

- a) Rooftop equipment should be screened in accordance with the City's zoning code and *Design Guidelines for Screening of Rooftop Equipment*.
- b) Signs and awnings should be designed in accordance with the *Design Guidelines for Signs and Awnings*.
- c) Exterior lighting should be integrated into the design of the building and landscaping with illumination levels (foot candle) that are appropriate to the intended use.
- d) Ramps for people with disabilities should be integrated into the design of the building and/or landscaping.
- e) Where possible, truck loading and docking, trash collection areas, electrical vaults and back-flow prevention devices should be hidden from public view.



The Future *Orange Grove / Colorado*

The Future - Orange Grove/Colorado



Future use of the former Ambassador College Property

What are the existing conditions?

The Worldwide Church of God is the largest property owner in the Orange Grove / Colorado Sub-Area. Home to Ambassador College from 1947 to 1990, this campus-like property consists of over 34 acres of historic residences, beautiful landscaping, newer campus development, and the Ambassador Auditorium. The Ambassador Auditorium opened in 1974 and has hosted more than 2,500 world class performances. South of Del Mar Boulevard are tennis courts and campus buildings which are also part of the complex. Most of the campus has a zoning designation of PS (Public and Semi-Public), a small part is RM 16-1 (Multi-family Residential, 14 dwelling units per acre, Orange Grove District) and the tennis courts are RS 4 (Single-family Residential, 4 dwelling units per acre). Currently, the entire campus is for sale.

What is the community vision for this area?

The community vision established in the Land Use Element of the General Plan calls for this area to:

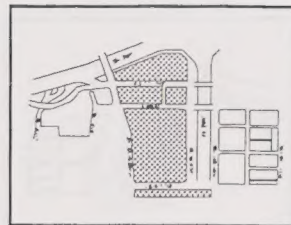
- Focus on the arts, culture and education by building on the strengths of the Norton Simon Museum and Ambassador Auditorium.

- Any historic structures identified through the historic inventory must be preserved such as the Vista del Arroyo bungalows.
- Mixed use development will be encouraged in this area.
- Specific Plan emphasis will be on preserving, replacing and enhancing gardens and foliage landscaping as a continuing visual extension of "South Orange Grove" ambiance.

The West Gateway Specific Plan process has provided an opportunity to work with the community, as well as the property owners and potential purchasers of the property, to identify the parameters under which future development is acceptable.

The West Gateway Guiding Principles capture the vision established through the West Gateway community participation process. Some of the principles that are relevant to this area are:

- Balance the principles of economic development, historic preservation and culture in order to optimize each and thereby achieve



the goal of implementing the General Plan in the West Gateway area of Pasadena.

- Preserve the significant historic buildings and gardens on the Worldwide Church of God property, including the Ambassador Auditorium.
- Preserve the high quality atmosphere that is the hallmark of this area, through complementary, well-designed, appropriately scaled buildings and landscaping.
- Plan traffic and parking patterns in order to minimize the negative effects on adjacent neighborhoods and existing businesses.
- Recognize the cultural and educational attributes in this area.

Strategies & Recommendations

Land Use Strategy:

The overall land use strategy for the Orange Grove/ Colorado Sub-Area is to encourage additional development in areas which minimize the impact on the adjacent residential neighborhoods to the west and south of the Sub-Area. To this end, the plan recommends more intense development along Green Street and St. John Avenue, and less intense development along Orange Grove and Del Mar Boulevards.

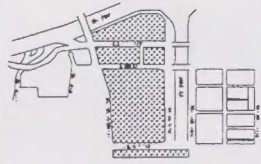
The City's Planned Development (PD) process can provide the flexibility for large projects in this area. Through the PD process, heights, setbacks, parking, open space and other development standards, not set within the Specific Plan, can be tailored to a project while achieving the community's vision.

1) Land Use and Development Standards -To provide the flexibility needed to allow new development to respond to market demand, while protecting adjacent neighborhoods:

**Future use of
the former
Ambassador
College
Property**

Planned Development (PD) is a legal mechanism for developing parcels larger than two acres in a cohesive manner to ensure orderly planning and quality design.

The Future - Orange Grove/Colorado



Future use of the former Ambassador College Property

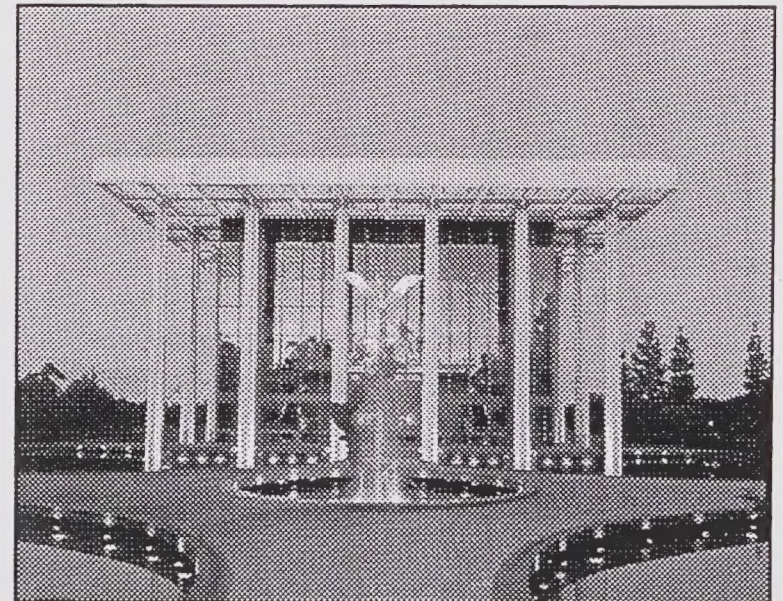
a. Allow office (business & professional, government), residential, senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code), hotel (visitor accommodations), institutional (cultural institution, school) and corporate center uses on the Worldwide Church of God campus, at a smaller scale on the Orange Grove and Del Mar Boulevard frontages and at a larger scale on the Green Street and St. John Avenue frontages.

b. South of Del Mar Boulevard, the Worldwide Church of God tennis courts and campus buildings could remain as is or be converted to another low intensity institutional use or become single-family residential.

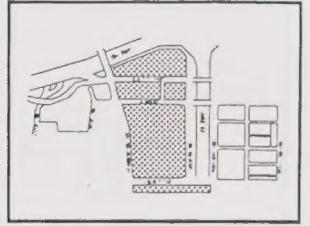
c. Allow building heights on the Orange Grove and Del Mar Boulevard frontages to be a maximum of 36 feet (three stories) to the highest ridgeline and along Green Street and St. John Avenue up to 72 feet (six stories) or equal in height to the Ambassador Auditorium.

d. Allow residential densities along Orange Grove and Del Mar Boulevards to be up to 14 units per acre. On Green Street and St. John Avenue allow residential densities of up to 48 dwelling units per acre.

e. The front and corner side yard setbacks along Orange Grove and Del Mar Boulevard frontages should be compatible with RM 16-1 zoning regulations.



Ambassador Auditorium



**Future use of
the former
Ambassador
College
Property**

f. Explore opportunities to retain Ambassador Auditorium as a performing arts venue. Also explore the option of utilizing the public art requirement for any development on this site to fund a program for a performing arts cooperative in the Auditorium or a leaseback arrangement of the Auditorium to performing arts organizations in Pasadena under the jurisdiction of the Cultural Planning Division with approval of the Arts Commission.

2) Design Guidelines - To preserve the high quality atmosphere that is the hallmark of this area, the following design guidelines are proposed for new development:

- a. Retain significant or historic buildings and landscaping.
- b. Encourage new buildings to respect the massing and scale of adjacent significant historic buildings.
- c. Encourage the design of new buildings to respect the existing topography, not significantly alter it.

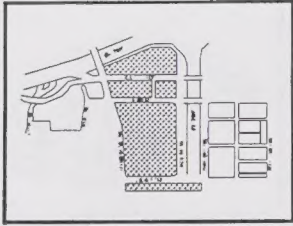
d. Encourage the preservation of significant existing landscaping elements in new developments.

e. Screen parking lots with appropriate landscaping, fences or walls.

3) Traffic & Streetscapes - To minimize the negative effects of traffic on adjacent neighborhoods and existing businesses, implement the recommendations of the Southwest Traffic Study, including the following:

a. De-emphasize Orange Grove Boulevard for auto traffic by constructing dual southbound left turn lanes to encourage traffic to use Green Street to get to Fair Oaks Avenue, Raymond Avenue or Arroyo Parkway to continue southbound, rather than Orange Grove Boulevard. In addition, Green Street should be restriped to have two eastbound lanes and one westbound lane in this area.

b. The signals on Orange Grove Boulevard will be adjusted to discourage traffic from exceeding the posted speed limit of 35 miles per hour.



The Future - Orange Grove/Colorado

Development of West Colorado Boulevard

What are the existing conditions?

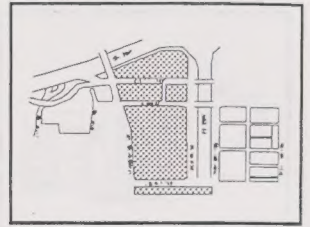
This area includes the properties on both sides of Colorado Boulevard between Orange Grove Boulevard and St. John Avenue. It includes the Norton Simon Museum of Art, Rusnak Auto Dealerships, Elks Club Lodge, Wells Fargo Bank, Hughes Market, and Podley Caughey & Doan Realtors and other small offices.

What is the community vision for this area?

Land Use Element of the General Plan

- The West Gateway Specific Plan will focus on the arts, culture and education by building on the strengths of the Norton Simon Museum and Ambassador Auditorium, and this focus will be encouraged and strengthened through the Specific Plan.
- The Specific Plan will incorporate the existing parks and existing setback requirements.

- Specific Plan emphasis will be on preserving, replacing and enhancing gardens and foliage landscaping as a continuing visual extension of "South Orange Grove" ambiance.
- Any significant historic structures identified through the historic inventory must be preserved.
- Mixed use development will be encouraged in this area.
- No hotels will be permitted unless the Specific Plan process designates a hotel site.
- The Specific Plan will set up guidelines to encourage more intense development north of Colorado Boulevard, rather than on the south.
- The Specific Plan will seek to establish a link to Old Pasadena over the bridge through alternatives such as temporary vendors or retail carts or through pedestrian improvements which encourage people to move freely between the two areas.



West Gateway Guiding Principles

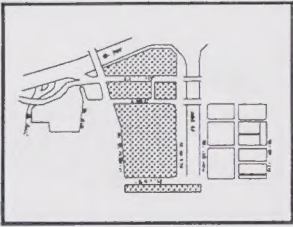
- Preserve the high quality atmosphere that is the hallmark of this area, through complementary, well-designed, appropriately scaled buildings and landscaping.
- Provide the flexibility needed to allow new development to respond to market demand.
- Protect, support and preserve Old Pasadena by allowing complementary uses, but not a westward expansion of Old Pasadena's boundaries.
- Allow a broad mix of land uses, including businesses, community-serving, and neighborhood-serving uses.
- Recognize the cultural and educational attributes in this area.

Strategies & Recommendations

The overall strategy for this area is to provide for new development that preserves the high quality of this unique area. This area serves as the western gateway corridor into Pasadena and is highly visible during the Tournament of Roses Parade.

1. Land Use and Development Standards - To provide the flexibility needed to allow new development to respond to market demand:
 - a. Allow auto sales, institutional (cultural institution, school), office (business and professional, government), hotel (visitor accommodations), senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code), and multi-family residential (up to 48 dwelling units per acre) uses on the Rusnak auto dealer site and the other Norton Simon Art Foundation property, and the Norton Simon Museum parking lot.
 - b. Allow institutional (cultural institution, school), office (business and professional,

Development
of
West Colorado
Boulevard



The Future - Orange Grove/Colorado

Development of West Colorado Boulevard

government), hotel (visitor accommodations), senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code), and multi-family residential (up to 48 dwelling units per acre) uses on the Elks Club Lodge property.

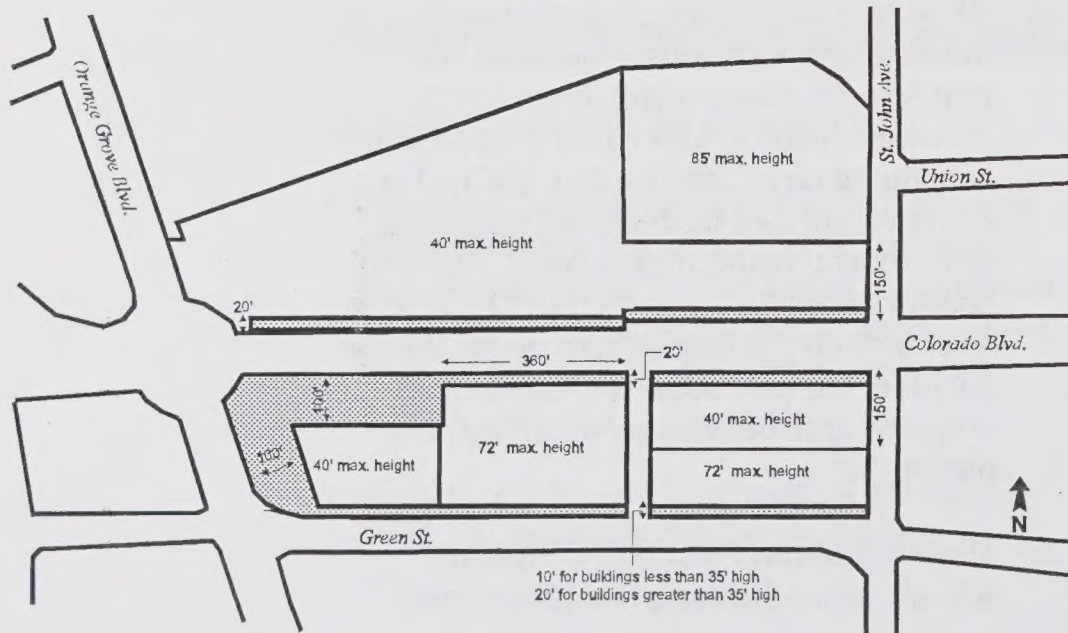
c. Allow office (business and professional, government), multi-family residential (up to 48

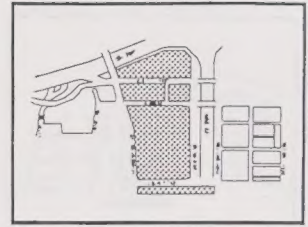
dwelling units per acre) uses, senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code), and residential-serving retail uses (including food sales and personal services) on the Hughes block.

d. Allow building heights and setbacks, as shown on the map on page 96, to accommodate the Tournament of Roses grandstands, and to preserve vistas.

2. Design Guidelines - To preserve the high quality atmosphere that is the hallmark of this area, the following design guidelines are proposed:

- a. Retain significant or historic buildings and landscaping.
- b. Encourage buildings adjacent to historic buildings to respect their massing and scale.
- c. Design new buildings to preserve important views, such as of the mountains and Civic Center, and to allow sunlight to reach pedestrian corridors, as determined by the Design Commission.

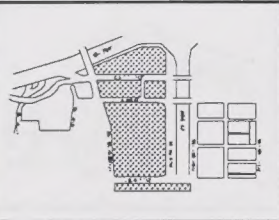




Development of West Colorado Boulevard

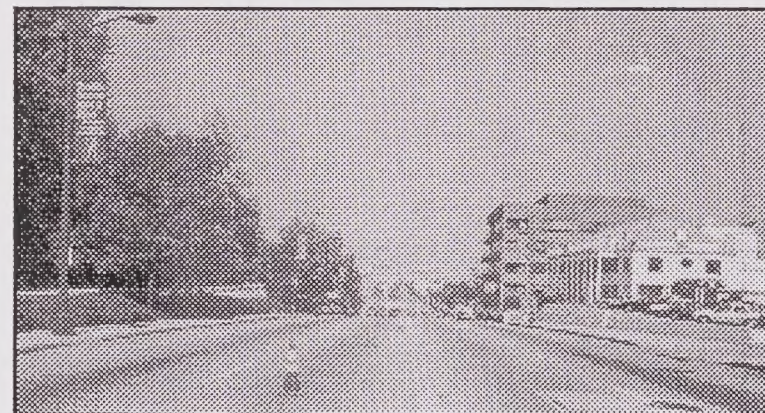
- d. Buildings should be designed to respect the existing topography, not significantly alter it.
 - e. Future design of buildings in the Sub-Area should preserve the open, park-like setting and vistas at the intersection of Colorado and Orange Grove Boulevards.
 - f. Any new improvements must accommodate the Tournament of Roses Parade's grandstand requirements.
 - g. Future improvements in the public and private domain should include such elements as landscaping, artwork, signage, fountains, lighting techniques, banners, etc. to enhance the imagery of the Gateway.
 - h. Future developments along West Colorado Boulevard should aim at increasing pedestrian oriented uses and complement the architectural character of existing well-designed buildings.
 - i. Maintain the existing historic street lights along Colorado Boulevard.
 - j. Depending on the future users, pedestrian linkages could be encouraged between the Norton Simon Museum and the Worldwide Church of God property.
 - k. Screen parking lots from view by using landscaping, fences or walls.
3. Streetscape - To establish a link to Old Pasadena over the Colorado Boulevard freeway overpass:
- a. Improve the Colorado Boulevard, Green Street and Union Street overpasses, with lighting, landscaping and public art as specified in the Old Pasadena Streetscapes and Alley Walkways Plan.
 - b. Do not extend the Old Pasadena retail area into this area.
 - c. Provide a pleasant transition from Old Pasadena into the West Gateway area via the overpass.
4. Traffic and Parking
- a. Depending on the future development of the Worldwide Church of God and the Rusnak

The Future - Orange Grove/Colorado

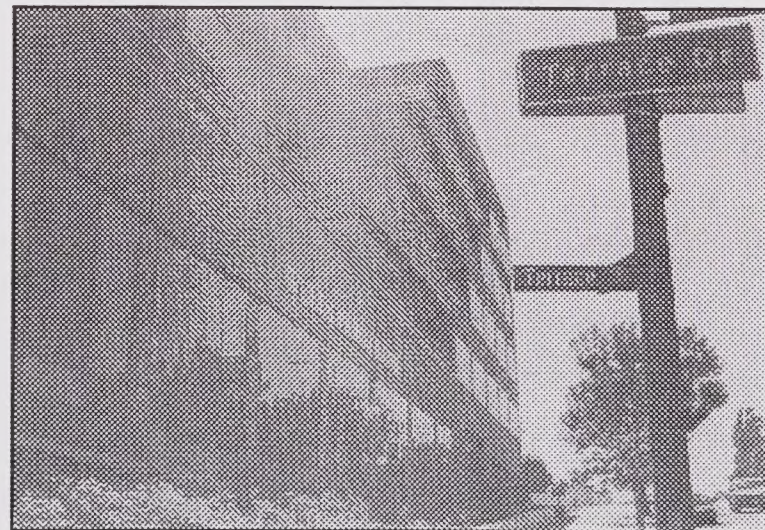


Development of West Colorado Boulevard

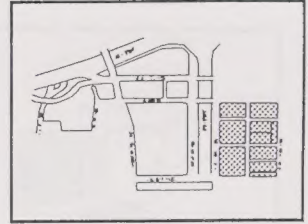
- auto dealer property, a traffic signal, or pedestrian crossing may be considered at Colorado Boulevard and Terrace Drive.
- b. Establish one or more West Gateway parking districts, which could include the Orange Grove / Colorado and/or the South DeLacey Sub-areas.
 - c. Manage existing parking resources through shared parking arrangements, assessment districts, etc.



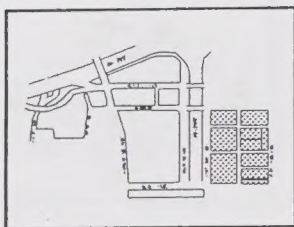
Colorado Boulevard View



Wells Fargo Bank



The Future South DeLacey Corridor



The Future - South DeLacey Corridor

Area 1
Retain the
Historic
Character
through Design
and Zoning
Guidelines for
the South
DeLacey
Corridor

What are the existing conditions?

The South DeLacey Corridor Sub-area is south of Old Pasadena. This Sub-area was divided into two areas: Area 1 and Area 2. The northern and eastern part of the Sub-area (Area 1) is developed with a mixture of offices, retail shops, restaurants, and other commercial uses with many located in historic buildings. Area 1 is within a transit oriented development district due to its proximity to the proposed light rail station at Arroyo Parkway and Del Mar Boulevard. It is also within walking

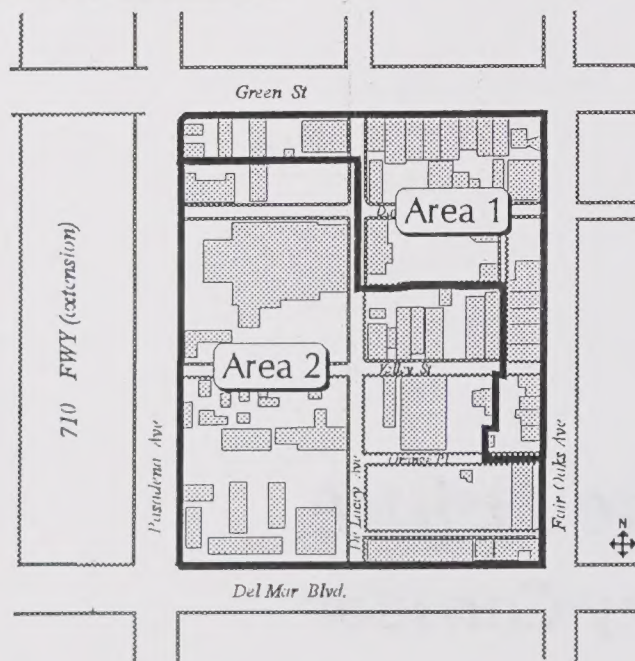
distance to major employers in downtown Pasadena, Old Pasadena, and the Huntington Hospital. The properties within Area 1 are recommended to be included in the Old Pasadena zoning district.

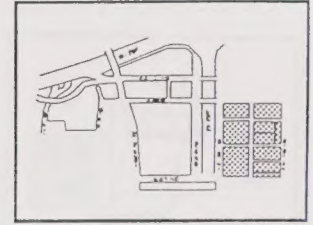
The West Gateway Specific Plan process has provided an opportunity to work with the community to gather input on issues

What is the community vision for this area?

and visions as they relate to the Sub-area. Such vision and support from the community include the linkage of this Sub-area to Old Pasadena and Central Park. The West Gateway Guiding Principles capture the vision established through the West Gateway community participation process. The Guiding Principles that support this Sub-area are stated as follows:

- Encourage the linking of new development with adjacent existing features such as Central Park, Old Pasadena, and the proposed light rail station, and enhance the links between features within the Specific Plan area.
- Recognize the importance of preserving significant historic structures in the area.
- Encourage development that supports and capitalizes on transit opportunities, such as the proposed light rail station at Raymond Avenue and Del Mar Boulevard and the ARTS Circulator busses.





Strategies & Recommendations

The overall recommendation is that the Area 1 portion of the South DeLacey Corridor Sub-area be changed to the same zoning designation as Old Pasadena (CD 1). The strategy focuses on the preservation of historic buildings and on the impact of new development on historic buildings in the Sub-area.

To achieve the strategy:

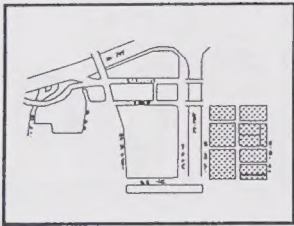
1. Land Uses and Development Standards - Follow the zoning standards of CD 1 - Old Pasadena which include:

- a. Limit building heights to three stories or 40 feet;
- b. Require buildings to be placed at the front property line; and
- c. Permit land uses such as multi-family residential, senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code), retail sales, and offices.

With the following exceptions:

- d. Residential density up to 60 dwelling units per acre; and
 - e. Allow for variation in the front setback to encourage outdoor dining or enhanced landscaping.
2. Recommend that all of the CD1 - Old Pasadena zoning district be amended to allow an additional story in building height for housing.
3. Allow new commercial parking to serve South DeLacey Avenue area businesses, and residents. Adequate parking should be required for all new development in this Sub-area.
4. Historic Preservation - Preserve significant historic buildings. If rehabilitated, follow the Secretary of Interior's Standards.
5. Design Guidelines - To ensure that new buildings are compatible with the historic buildings, the Design Guidelines for Old Pasadena will be applied to new development in this area.

Area 1
Retain the
Historic
Character
through Design
and Zoning
Guidelines for
the South
DeLacey
Corridor



The Future - South DeLacey Corridor

Area 1
Retain the
Historic
Character
through Design
and Zoning
Guidelines for
the South
DeLacey
Corridor

Additional design guidelines are:

- a. Encourage new development to locate surface parking lots behind buildings, not to the front or side of the building.
- b. Require new buildings adjacent to historic buildings to respect their massing and scale.
- c. New buildings are to be sympathetic to the scale, rhythm and proportion of the existing environment.
- d. New construction should respect the historic characteristics of the area, and relate to adjacent neighboring buildings.
- e. New buildings along Dayton Street to the east of South DeLacey Avenue, and along South Fair Oaks Avenue should respect the historic character of these streets.
- f. The width of new buildings should be compatible with the established building width in the area.

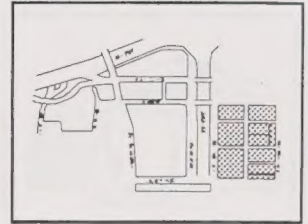


Shops on Fair Oaks Avenue



Doty Building - 107 South Fair Oaks Avenue

The Future - South DeLacey Corridor



6. Traffic & Streetscape - To minimize the negative effects of traffic on adjacent neighborhoods and existing businesses, and to provide an improved pedestrian environment for streets, the following should be considered:

- a. Shared parking for local businesses during daytime hours and valet parking during the nighttime.
- b. Consider the creation of a parking district separate from Old Pasadena.
- c. Improve the (Dayton facing) rear entrances of the buildings on Green Street. Screen loading areas.
- d. Facilitate the undergrounding of utilities on Dayton Street and DeLacey Avenue.
- e. Improve Baker and Central Alleys with paving, lighting and signage as envisioned in the Old Pasadena Streetscapes and Alley Walkways Plan.
- f. Improve the pedestrian environment on Green Street and Fair Oaks Avenue, by providing street furniture, and improved

landscaping as envisioned in the Old Pasadena Streetscapes and Alley Walkways Plan.

g. Study changing Green Street from a one-way east-bound street to a two-way street, east of Pasadena Avenue to Fair Oaks Avenue or beyond.

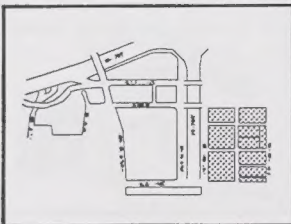
h. Promote a pedestrian connection to Old Pasadena along DeLacey Avenue through the use of streetscape enhancements, such as lighting, trees, street furniture, etc.

i. Study alternatives to enhance pedestrian crossing across Fair Oaks Avenue through Central Park to the proposed Transportation Center at Del Mar and Arroyo Parkway.

Area 1
Retain the
Historic
Character
through Design
and Zoning
Guidelines for
the South
DeLacey
Corridor



Valet Parking on Dayton Street

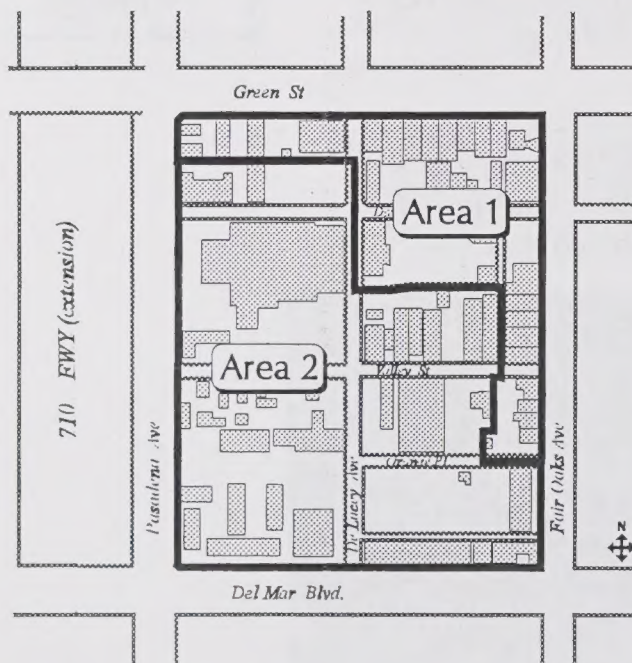


The Future - South DeLacey Corridor

Area 2 Transition Between Old and New Development in the South DeLacey Corridor

What are the existing conditions?

The Area 2 portion of the South DeLacey Corridor Sub-area is shown below. The Worldwide Church of God owns most of Area 2 (16.0 acres). The future of this property is tied with the future of the church's campus on the west side of the 710 Freeway. Area 2 is developed in various uses including an elementary school, administration building, printing and publishing facilities for the Worldwide Church of God, and other small office, retail and industrial uses. The property owned by the Worldwide Church of God is for sale.



What is the community vision for this area?

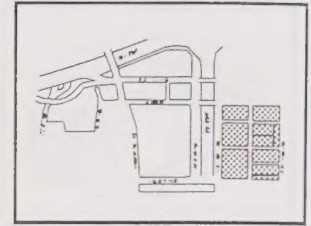
The community vision established in the Land Use Element of the General Plan for the Sub-area calls for an Urban Village atmosphere by encouraging overall high density residential (49-60 dwelling units per acre) in a variety of types and prices, as well as a mix of artists lofts, commercial offices, retail shops, schools and artisans workshops.

In the West Gateway Specific Plan process, the community stressed the need for flexibility in order to maximize the area's ability to respond to market demand. There has been a mix of opinions on the concept of encouraging residential development versus other kinds of development in this Sub-area.

The West Gateway Guiding Principles that are appropriate for this area are:

- Provide the flexibility needed to allow new development to respond to market demand.
- Plan traffic and parking patterns in order to minimize the negative effects on adjacent neighborhoods and existing businesses.

The Future - South DeLacey Corridor



Area 2 Transition Between Old and New Development in the South DeLacey Corridor

- Encourage development that supports and capitalizes on transit opportunities, such as the proposed light rail station at Raymond Avenue and Del Mar Boulevard and the ARTS circulator busses.

Strategies & Recommendations

1) Land Use and Development Standards - The overall land use strategy for Area 2 is to provide flexibility by allowing residential, office (business & professional, government), corporate center, incidental retail, and institutional (cultural institution, school) uses.

a. Land Uses

Allow multi-family residential (32-60 dwelling units per net acre), senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code), offices (business & professional, government) and corporate center uses.

Allow institutional uses, which could include the current support functions on the property owned by the Worldwide Church of God campus, or a school, church (religious institution) or other similar uses.

Allow small-scale, incidental retail development (including food sales and personal services).

b. Setbacks

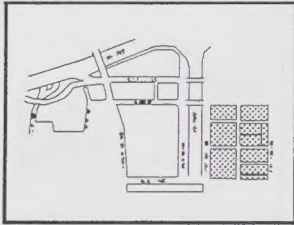
Pasadena Avenue should have a landscaped setback of 10 feet. Parking will not be allowed in the front setback.

Del Mar Boulevard should have a 10 foot landscaped setback west of DeLacey Avenue.

DeLacey Avenue should have a 10 foot landscaped setback on the west side.

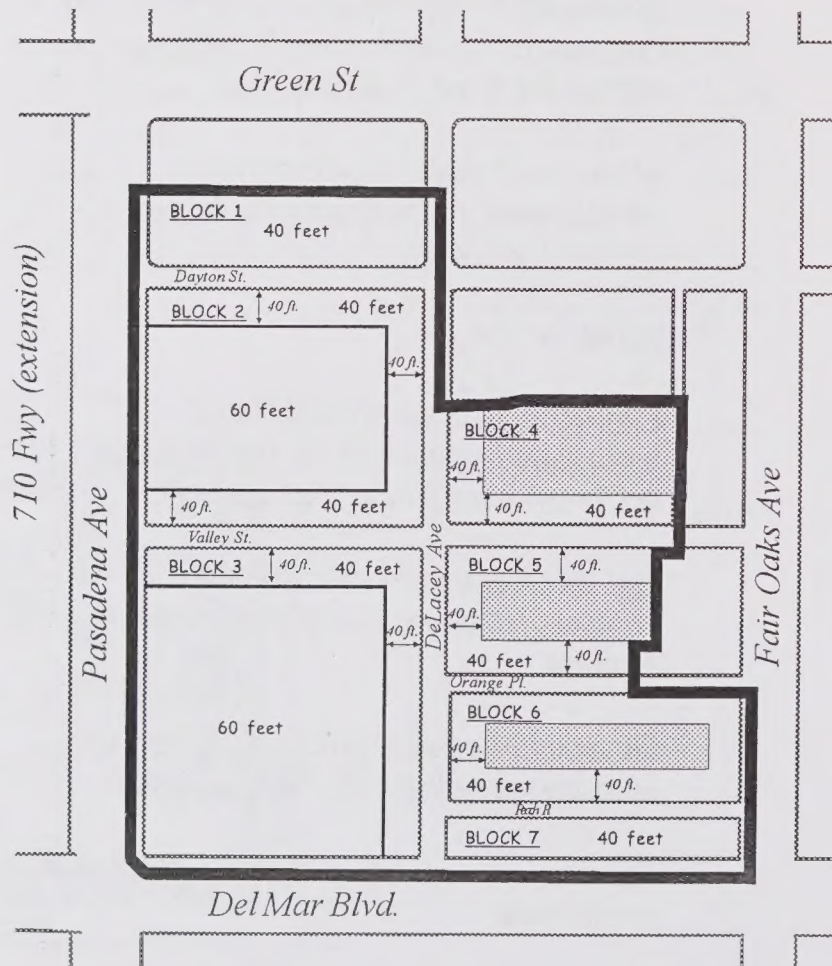
Setbacks are not required on the other streets in this area.

Step Back means that while lower floors of a building can be a specified set back (or distance from the property line), higher floors must be farther away from the property line to avoid creating a large wall of building close to the sidewalk.



The Future - South DeLacey Corridor

Area 2
Transition Between
Old and New
Development in
the South DeLacey
Corridor



Height Limits

Subarea 2 boundary

60 feet for housing
with 40 foot step backs



c. Heights (see map)

The entire area allows heights of up to 40 feet.

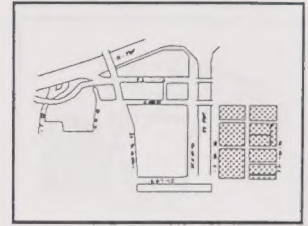
Blocks 2 and 3, allow heights up to 60 feet with a 40 foot step back for the portions over 40 feet in height, from Dayton Street, Valley Street, and DeLacey Avenue.

Should a residentially-focused urban village be developed on blocks 1, 2, or 3, the developer may opt for a 47-foot height limit throughout the project.

In blocks 4, 5, and 6, heights of up to 60 feet are allowed with a 40 foot step back from all streets, if the project includes multi-family residential development.

2) Housing Requirement - A proposed non-residential development on blocks 2 and 3, as shown at left, must include a housing element in the project. A requirement of 125 units would be required per block of such a development. Thus, if both blocks are developed, 250 housing units would be required. If only a portion of either of these two blocks is developed, then the housing units will be pro-rated according to site area. This housing can be within the

The Future - South DeLacey Corridor



development or on another site within the South DeLacey Corridor sub-area. Remodeling or improving the existing use would not be considered a "development" and would not be required to include housing in the project.

3) Design Guidelines - The following preservation and design guidelines are proposed for new development in this area:

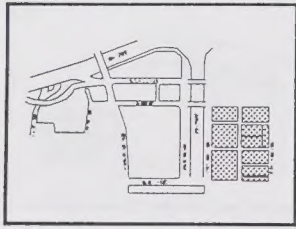
- a. Preserve or relocate the historic Queen Anne style house at 144 W. Valley Street (1893). If rehabilitated, exterior alterations shall adhere to the *Secretary of the Interior Standards*.
- b. In the spirit of fostering a pedestrian environment, do not allow new development to locate surface parking lots in front of buildings, unless a historic building is on the site which dictates parking location.
- c. Orient buildings toward the pedestrian streets to foster a pedestrian friendly environment.
- d. Buildings along Pasadena Avenue should have some openness and interest along the street frontage, not blank walls.

4) Streetscape - To minimize the negative effects of

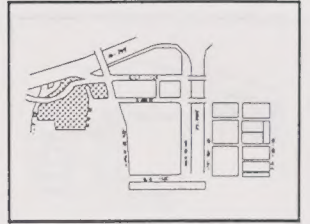
traffic on adjacent neighborhoods and existing businesses, the following streetscape features should be considered:

- a. Valley Street should serve as a promenade and provide a connection to Central Park.
- b. Add street trees to DeLacey Avenue, Valley Street and other streets not included in the Old Pasadena Streetscapes and Alley Walkways Plan.
- c. Facilitate undergrounding of utilities on DeLacey Avenue, Dayton and Valley Streets.
- d. Enhance the DeLacey Avenue / Valley Street intersection as the center of the South DeLacey area and as the gateway to Old Pasadena and Central Park.
- e. If larger scale projects are developed, consider alleys for vehicular circulation, so as to allow streets to focus on pedestrians.
- f. Consider the creation of a parking district, including a possible parking garage to serve area businesses and residents, and Old Pasadena.
- g. Manage existing parking resources through shared parking arrangements, assessment districts, etc.

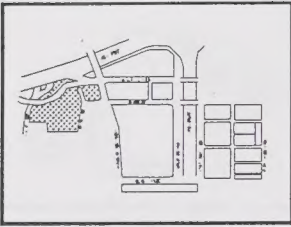
Area 2
Transition
Between Old and
New Development
in the South
DeLacey Corridor



The Future - South DeLacey Corridor



The Future Vista del Arroyo Bungalows



Future Use of The Vista del Arroyo Bungalows

The Future - Vista del Arroyo Bungalows

What are the existing conditions?

The Vista del Arroyo Bungalows site is about three acres in size and contains eight historic bungalows constructed between 1920-1937 during the period when the property was part of the Vista del Arroyo Hotel and Resort complex. The U.S. Government acquired the property in 1943 for hospital use, declared it surplus property in the 1980s, and sold it in 1987 to a private individual.

The site includes a hillside, inclining over seventy feet, which allows for spectacular views of the Arroyo Seco. The upper portion of the property fronts on Grand Avenue, and the lower portion can be accessed via Arroyo Boulevard.

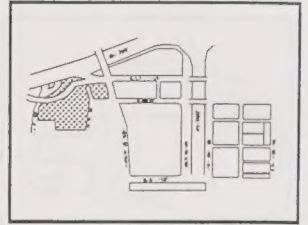
At the community meetings, three major concerns with this site were identified. Each is summarized as follows.

1. Conditions of Blight - The bungalows have not been in use for over twenty-five years and their present state of disrepair is indicative of the effects of long term vacancy and prolonged deferred maintenance. Moreover, the site exhibits conditions of blight associated with vagrancy.

These conditions underscore the urgency for improvements to be initiated. The current site conditions detract from the high quality residential character of this neighborhood and lessen the quality of life for area residents.

2. Preservation of Historic Buildings - There are federal restrictions (covenants) on the property which require preservation and maintenance of the bungalows. In addition, the rehabilitation of seven bungalows has been deemed feasible, therefore, their adaptive re-use should be pursued. The prevailing community sentiment is to preserve as many bungalows as possible because they are listed on the National Register of Historic Places and they contribute to the historic character of the neighborhood.
3. Protect and Enhance Neighborhood Character - The existing land uses within the Bungalows Sub-area consist primarily of government and nonprofit private institutions that function without detracting from the overall residential character of the surrounding area. The community expressed concern that some institutional uses would not be compatible with the residential character of the area and that acceptable uses should be identified.

The Future - Vista del Arroyo Bungalows



What is the community vision?

To address these concerns, the community envisions creating a cluster of institutional uses on the site that include professional offices that build upon the government and nonprofit uses presently in the area. The vision is to preserve and enhance the historic bungalows by means of their adaptive re-use.

Alternatively, residential use of the bungalows site, compatible with the overall residential character of the area, or a mix of office and residential uses is envisioned.

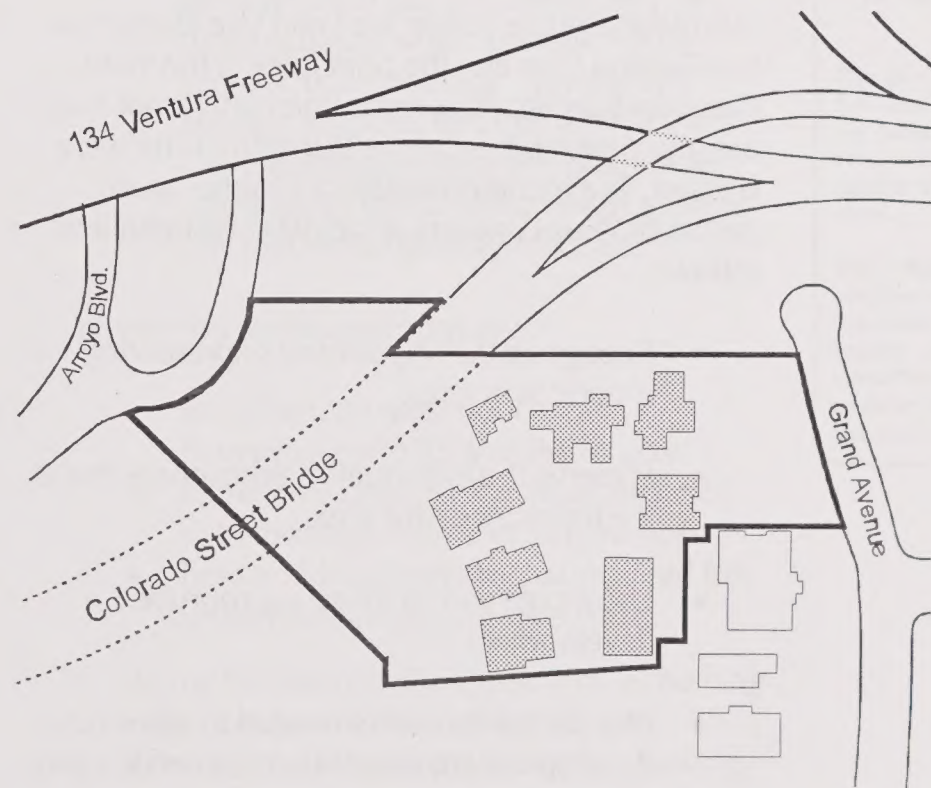
Furthermore, this vision is supported by the policy of the 1994 Land Use Element of the General Plan that states that any historic structures identified through the historic inventory must be preserved such as the Vista del Arroyo bungalows, and that the bungalows will be used for offices or housing with the emphasis on re-using these structures.

What is the land use strategy?

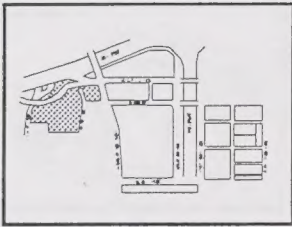
The strategy to achieve the community vision for the Bungalows site focuses on the preservation of the historic structures and on increasing options for

future use of the site with land uses that are compatible with the neighborhood. To further support the adaptive re-use of the bungalows, the strategy calls for creating flexible development standards and making available incentives and special provisions for rehabilitation.

Future Use of The Vista del Arroyo Bungalows



Vista del Arroyo Bungalows Site



Future Use of The Vista del Arroyo Bungalows

The Future - Vista del Arroyo Bungalows

As an alternative to assist with the preservation of most of the bungalows and only after all other possibilities have been exhausted, demolition of some of the bungalows may be considered.

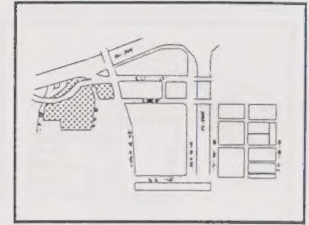
Recommendations

Using the policies within the Land Use Element of the General Plan and the principles of the West Gateway Specific Plan, recommendations for future use and development of the Bungalows site were created. The recommendations expand upon pertinent West Gateway principles highlighted as follows:

- Recognize the importance of preserving historic structures.
- Preserve the high quality atmosphere that is the hallmark of this area.
- Encourage and facilitate appropriate development.
- Provide the flexibility needed to allow new development to respond to market demands.

1. Recommended Land Uses - Allow only the following uses on this site:
 - offices (government and professional)
 - cultural institutions
 - schools and colleges
 - religious assembly
 - specialized uses which are residential in character such as residential care facilities, extended stay lodging (hotel), bed-and-breakfast, and mixed use (residential and office)
 - senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code)
 - single-family residential
 - multi-family residential
2. Recommended Development Standards
 - a. Require preservation and the adaptive re-use of the bungalows for which rehabilitation is feasible according to the Historic Resources Group report (May 1996).
 - b. Allow relocation of some of the bungalows, but only as a means to satisfy requirements for on-site parking. If absolutely necessary,

The Future - Vista del Arroyo Bungalows



Future Use of The Vista del Arroyo Bungalows

General Plan Numeric Limits - Application to the Bungalows Site

This plan will set limits for new non-residential building area totals and for the number of new housing units.

The rehabilitation and adaptive re-use of the bungalows will not require a General Plan allocation of housing units or non-residential square footage.

minimal demolition may be considered to create on-site parking areas. Relocation and/or demolition of the bungalow(s) would require the consent of the California State Historic Preservation Officer, and approval of the City of Pasadena's Cultural Heritage Commission.

c. Require projects to be reviewed through the City's Planned Development (PD) process. Through the PD process setbacks, parking, open space and other development standards, not set within this specific plan, can be tailored to a specific project. The existing property conditions, such as topography and preservation requirements, will constrain intense use of this site.

d. For residential projects:

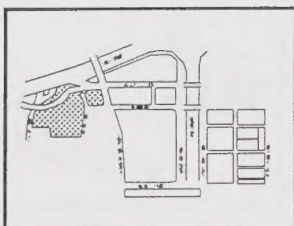
- allow a density of up to 10 dwelling units per acre,
- limit lot coverage to 35%,
- limit structures on the flat portions of the site, along Grand Avenue, to two stories in height, compatible with the existing bungalows,
- limit the height of buildings on the hillside and lower portion of the site to 35 feet,

- allow new construction of additional dwelling units in accordance with the density limits.
- to encourage preservation and adaptive re-use of the bungalows for senior citizen housing, a density increase over the maximum recommended residential density could be considered only for those projects which provide 100% senior citizen housing. Review of a specific proposal through the Planned Development process will provide an opportunity for careful consideration of any request for density increase.

e. For non-residential projects:

- limit the total gross floor area of development to 35% of the lot size,
- allow new construction in accordance with the gross floor area requirement,
- limit building height to that required for residential projects (see previous).

f. Allow flexibility in the application of parking requirements for non-residential uses. Through the PD process, however, parking studies should ensure that parking is adequate to meet the demand.



**Future Use of
The Vista del
Arroyo
Bungalows**

The Future - Vista del Arroyo Bungalows

- g. Allow flexibility in the location of parking and distances from principal structures.
- h. Prohibit a vehicular connection between the upper and lower levels of the site.
- i. To encourage preservation of the historic bungalows in a new development, floor area bonuses may be provided.

3. Recommended Design Guidelines -

a. Require the design of new construction projects and additions to existing buildings to be subject to Standards #9 and #10 of the *Secretary of the Interior's Standards for Rehabilitation*. [9] *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and*

architectural features to protect the historic integrity of the property and its environment. [10] New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Representation of a garden

- b. Enhance the overall residential character of the surrounding neighborhood through well-designed and appropriately scaled new structures that complement the existing bungalows.
- c. Provide gardens and landscape yards, as well as private outdoor areas, for residential development.
- d. Minimize alterations to the existing topography.

e. Design parking structures that are compatible with the existing on-site buildings.

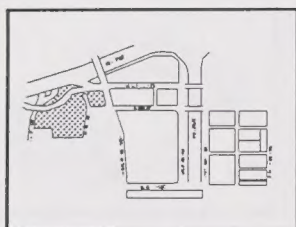
The map shows a section of a city with a river at the top. A road runs horizontally across the middle. To the left of the road is a hatched area representing a park or green space. To the right of the road are several rectangular blocks representing buildings. The research site is indicated by a small rectangle on the road, between the hatched area and the building blocks.

Future Use of The Vista del Arroyo Bungalows

A black and white line drawing of a garden grotto. The entrance is a large, arched opening with a small square window above it. Inside, a path leads to a circular fountain with a central spout. The walls are covered in ivy, and there are potted plants on either side of the entrance.

4. Recommended Preservation Incentives -

WEST GATEWAY SPECIFIC PLAN



The Future - Vista del Arroyo Bungalows

Future Use of The Army Reserve Training Center Site

What are the existing conditions?

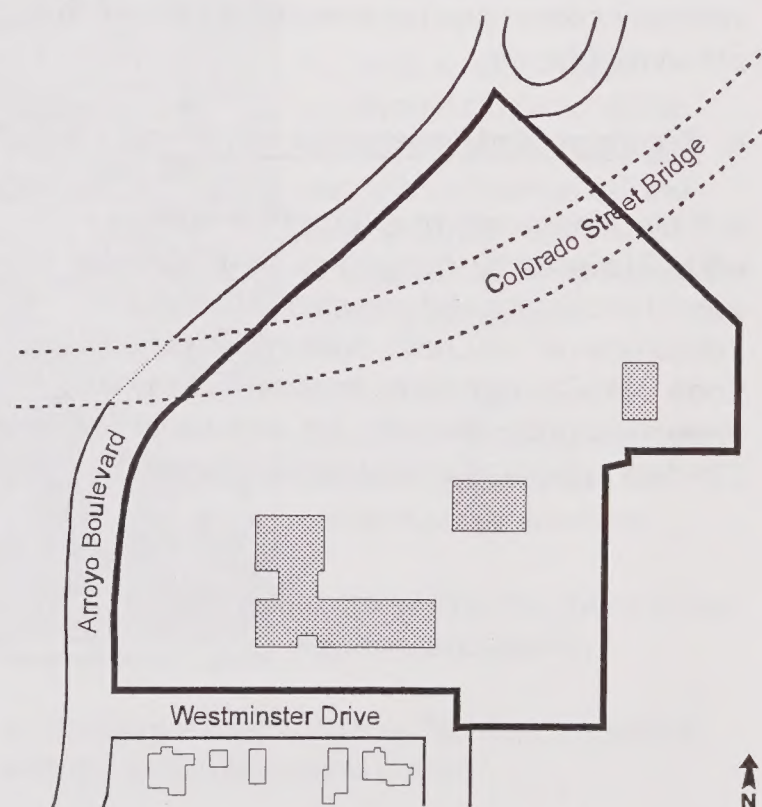
This 5.5-acre site was formerly the grounds and recreation area of the Vista del Arroyo Hotel and Resort complex. Since the 1940s, the property has been owned and occupied by the U.S. Government and utilized by various military agencies. Few improvements have been made to the site since the 1950s.

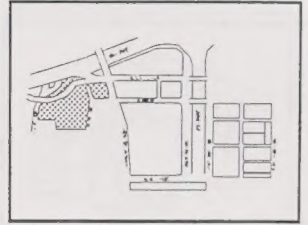
The site is relatively flat and contains a large asphalt parking lot to the north, and classroom and accessory buildings on the southside. None of the existing structures have been found to be historically significant.

At the community meetings two major concerns with respect to the Army Reserve Training Center site were identified.

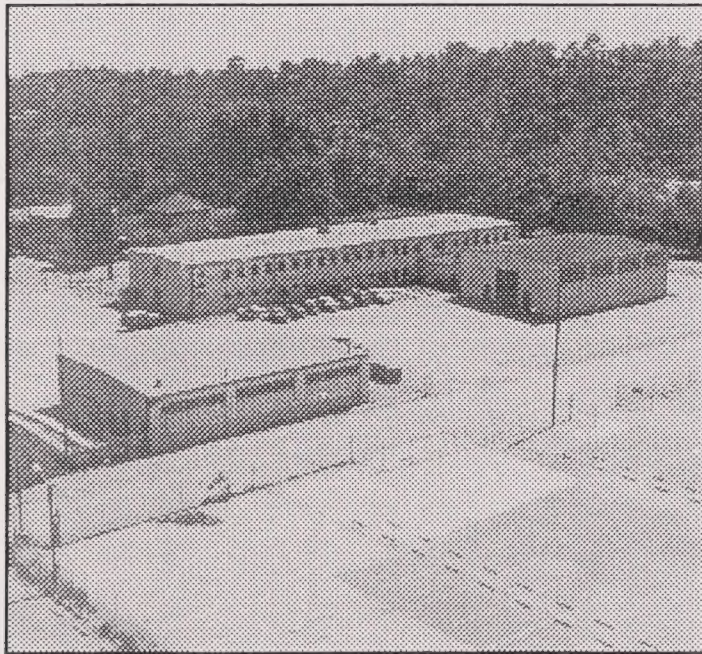
1. Uncertainty of Future Use - Although the Army Reserve Administration has expressed its intention to continue use of the site, the long-term commitment of the U.S. Government is unknown. Therefore, the community considered it appropriate to discuss possible future uses for the site should it be deemed surplus land and

made available for development. The possibility of a change in ownership may present itself considering the trend toward government downsizing. Current Federal statutes, however, give the U.S. Government authority to establish uses on this property without City approval.





2. Unattractive Appearance - The Army Reserve Training Center site includes a large asphalt parking lot which is in poor condition and can be viewed from Arroyo Boulevard and the Colorado Street Bridge - a major entry way into the City. Although residents had few concerns with the existing use of the property, they expressed a strong desire for the current user to improve the appearance of the parking lot.



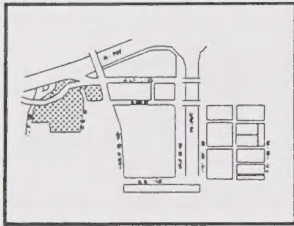
Army Reserve Training Center

What is the community vision?

The community advanced the policies of the Land Use Element of the General Plan for this area by setting more specific expectations. The community stated a preferred vision of converting the Army Reserve Training Center site into an acceptable charitable or cultural institution, school or campus facility, or government offices.

Alternately, if no such use prevails, the community would accept a low density residential development. Whether institutional or residential, the community desires that new development be in character with the surrounding residential areas, respect the peaceful quality of the area, minimize traffic, and impacts on the Arroyo Seco natural area.

Future Use of The Army Reserve Training Center Site



The Future - Vista del Arroyo Bungalows

Future Use of The Army Reserve Training Center Site

What is the land use strategy?

The land use strategy to achieve the community vision for the Army Reserve Training Center site is to allow continued use of the property for institutional uses, and to provide for new residential uses that are compatible with the neighborhood along Arroyo Boulevard.

However, upon disposal of federally owned property, the U.S. Government must adhere to the provisions of the Stewart B. McKinney Homeless Assistance Act. The act requires that the land first be offered to non-profit agencies providing shelter for the homeless. If no agencies desire this property, the land can be sold at public auction.

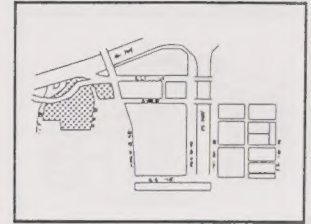
The expansion of existing uses or establishment of new uses on the site while it is owned by the U.S. Government fall outside of the City's review and approval authority.

Recommendations

Using the policies within the Land Use Element of the General Plan and the principles of the West Gateway Specific Plan, recommendations for future use of the Army Reserve Training Center site were created. The recommendations expand upon the West Gateway Specific Plan principle to encourage and facilitate appropriate development.

1. Recommended Land Uses - Allow only the following uses on this site:
 - institutional uses such as government offices, cultural institutions, religious assembly, and schools and colleges
 - single-family residential

The Future - Vista del Arroyo Bungalows



2. Recommended Development Standards -

- a. Require non-residential projects to be reviewed through the City's Planned Development (PD) process. Through this process setbacks, parking, open space and other development standards, not set within this specific plan, can be tailored to a specific project.
- b. For single-family residential projects:
 - allow a density of no more than six dwelling units per acre,
 - comply with the RS-6 single-family zoning regulations including setbacks, building heights, building areas, and minimum lot sizes.

c. For non-residential projects:

- limit the total gross floor area of buildings on the site to be comparable to the single-family zoning regulations,
- limit the height of buildings to 36 feet as stipulated in the single-family residential zoning regulation.

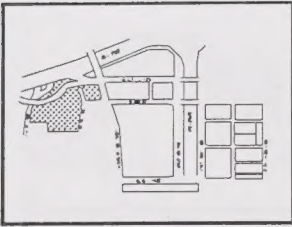
Future Use of The Army Reserve Training Center Site

General Plan Numeric Limits - Application to the Army Site

A new non-residential project will receive a credit of about 28,000 square feet for the existing buildings if they are demolished.

For a residential project, an allocation for new housing units would be necessary. No more than 33 housing units will be allocated on this site.

The Future - Vista del Arroyo Bungalows



Other Vista del Arroyo Bungalows Sub-area Issues

At community meetings, other issues besides those involving the Vista del Arroyo Bungalows and Army Reserve Training Center sites, were discussed. These issues include the future use and maintenance of existing park land and safety of individuals within these areas; views into the sub-area; enhancing the high quality atmosphere of the sub-area; and possible changes to specific streets. To address these issues, the following guidelines are recommended:

1. Enhance and protect existing open space, including Defenders Park.
2. Enhance and protect views of the area from the Colorado Street Bridge.
3. Maintain the Grand Avenue cul-de-sac in its present configuration.
4. Minimize traffic impacts throughout the sub-area.

No changes were envisioned by the community for a number of sites within the Bungalows Sub-area. These sites include the One Orange Grove Condominiums, the U.S. Court of Appeals site and the Western Justice Center site.

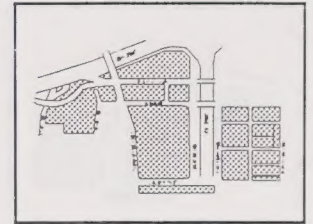
Implementation Program

The purpose of the implementation program is to outline actions to achieve the community's vision for the Bungalows Sub-area. The implementation measures are outlined in the next section of the Plan. (pages 121-136)

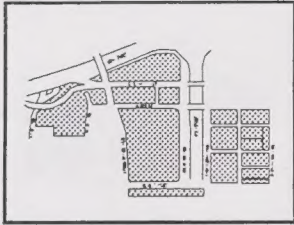
For the Vista del Arroyo Bungalows property, the community seeks the preservation of the historic structures through renewed maintenance efforts and actions leading to their adaptive re-use. The implementation program for this property primarily entails actions by the City through regulatory controls. The City will also offer incentives and special provisions in response to certain proposals for rehabilitation of the bungalows

Similar actions will also lay a foundation for orderly development and use of the Army Reserve Training Center site should the federal government dispose of the property.

In general, however, efforts to develop the land uses permitted in the Specific Plan rest primarily on the market demand for the different uses. To further the community's desire to enhance the existing park land in the area, actions by the City may involve continued investments in lighting and other upgrades.



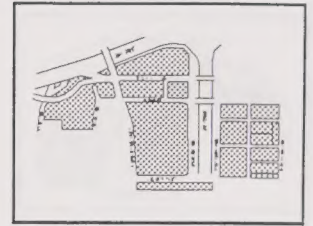
Implementation Plan



Implementation Plan

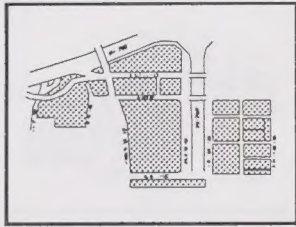
Implementation Plan

The West Gateway Specific Plan will be implemented primarily by staff from the Planning and Permitting and Public Works and Transportation Departments. As outlined on the tables on the following pages, the implementation strategies range from amending the Zoning Ordinance and adopting Design Guidelines, to establishing a West Gateway Parking District and integrating projects into the Capital Improvements Program. As City priorities shift and financing becomes available, the order of projects and activities could change. The West Gateway Implementation Plan will be updated every 3 years.



West Gateway Intersection (Pg. 79)

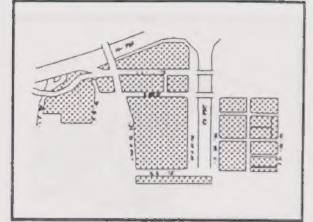
Strategies & Recommendations	How	Who	Start
The intersection of Colorado and Orange Grove Boulevards should be visually emphasized by restoring the cohesive original design to the corners, enhancing the hardscape and landscape elements surrounding the flagstaff, improving pedestrian amenities, adding an arts element, and introducing consistent signage. Include Arts and Design Commissioners in this effort.	Feasibility and Design Study Capital Improvements Program	Planning Division (D&HP) Public Works / Transportation Parks and Recreation	FY 99 FY 01
Improve landscaping at the gateway intersection to enhance the visibility of the historic monuments and to screen the Elks Club Lodge parking area. Continue a unified landscaping program eastward on Colorado Boulevard towards Old Pasadena. Include Arts and Design Commissioners in this effort.	Feasibility and Design Study Capital Improvements Program	Planning Division (D&HP) Public Works / Transportation Parks and Recreation	FY 99 FY 01
Re-emphasize the War Memorial Flagstaff by possibly enhancing its setting or by relocating it. Conservation of the bas-relief, and architectural lighting of the monument should all be considered as part of the overall enhancement of this intersection. Include Arts and Design Commissioners in this effort. All traffic studies regarding the location for the flagstaff should be reviewed by the Transportation Advisory Commission.	Feasibility and Design Study Capital Improvements Program	Planning Division Public Works / Transportation Parks and Recreation	FY 99 FY 01
The design of new buildings around the gateway intersection should compliment the open, park-like setting.	Adopt design guidelines	Planning Division (D&HP)	FY 99
Create development standards and design guidelines that preserve the view into downtown Pasadena from the Colorado Boulevard/Orange Grove intersection.	Adopt design guidelines	Planning Division (D&HP)	FY 99
Design new buildings that preserve important views, such as of the mountains and Civic Center.	Adopt design guidelines	Planning Division (D&HP)	FY 99
Design new buildings that do not require major alterations to the existing topography.	Adopt design guidelines	Planning Division (D&HP)	FY 99



Implementation Plan

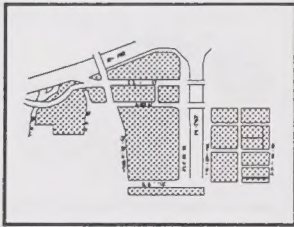
West Gateway Intersection (Pg. 79)

Strategies & Recommendations	How	Who	Start
Any new improvements shall accommodate the Tournament of Roses Parade's bleacher requirements.	Adopt an ordinance to amend the existing zoning map and zoning code for this area.	Planning Division (AP & CP)	FY 98
Future improvements in the public and private domain should include such elements as landscaping, artwork, signage, fountains, lighting techniques, banners, etc. to enhance the imagery of the Gateway.	Adopt design guidelines	Planning Division (D&HP)	FY 98
Future developments along West Colorado Boulevard should aim at increasing pedestrian oriented uses and complement the architectural character of existing well-designed buildings.	Adopt design guidelines	Planning Division (D&HP)	FY 99
Screen parking lots from view by using landscaping, fences or walls.	Adopt an ordinance to amend the existing zoning map and zoning code for this area.	Planning Division (AP & CP)	FY 99



General Plan Numeric Limitations (Pg. 80-84)

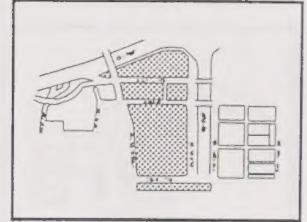
Strategies & Recommendations	How	Who	Start
The West Gateway Specific Plan recommends that during the upcoming 1999 "Five-Year review" of the General Plan, the building intensity standards for the Orange Grove / Colorado and Vista del Arroyo Bungalows subareas of the West Gateway Specific Plan area be increased to: • 1,300 new housing units • 1,600,000 sq. ft. of new non-residential development or some combination of residential and non-residential uses Because of the flexibility between housing units and square feet outlined on page 81, the recommendations for General Plan review regarding the new housing unit increase may have to be adjusted if there is significant initial construction of housing. The allocations would be allocated equally on a per-acre basis to all parcels within the Orange Grove / Colorado Sub-Area and Vista del Arroyo bungalows Sub-areas, provided that all other land use, development and design standards are met. A process for the transfer of development rights (square feet and housing units) from one parcel to another will be established. The height, density, land use and design standards will ensure that this development is of high quality, in appropriate locations and minimizes any negative effects on adjacent neighborhoods and businesses.	General Plan 5-year Review	Planning Division (AP)	FY 99



Implementation Plan

General Plan Numeric Limitations (Pg. 80-84)

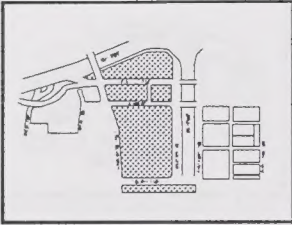
Strategies & Recommendations	How	Who	Start
In the interim period prior to the General Plan "Five-Year review," to ensure that all properties have an equal opportunity to use the square footage allocated, the following policies will be applied in accordance with the General Plan: - An equal allocation to each non-residential parcel in the Orange Grove /Colorado Sub-Area and Vista del Arroyo bungalows Sub-areas of 17,500 square feet of non-residential building for each acre (43,560 sq. ft.) of property, which is equivalent to a floor area ratio (F.A.R.) of approximately 0.40. - The 75 housing units will be allocated on a first-come, first-served basis, until there are no units remaining to allocate. Allocation will take place when the property owner receives a building permit.	Develop a procedure to allocate square feet and housing units.	Planning Division (AP)	on-going
A procedure for transfer of development rights from one parcel to another will be developed.	Develop a procedure to transfer development rights.	Planning Division (AP)	as needed



Orange Grove / Colorado Sub-Area

Future Use of the former Ambassador College Property (Pg. 90-93)

Strategies & Recommendations	How	Who	Start
The City's Planned Development (PD) process can provide the flexibility for large projects in this area. Through the PD process, heights, setbacks, parking, open space and other development standards, not set within the Specific Plan, can be tailored to a project while achieving the community's vision.	Process Planned Development applications	Planning Division (AP)	As needed
<u>Land Use and Development Standards</u> -To provide the flexibility needed to allow new development to respond to market demand, while protecting adjacent neighborhoods, adopt development standards as outlined on page 91-93.	Adopt an ordinance to amend the existing zoning map and zoning code for this area.	Planning Division (AP & CP)	FY 99
<u>Design Guidelines</u> -To preserve the high quality atmosphere that is the hallmark of this area, adopt design guidelines for new development as outlined on page 93.	Adopt design guidelines	Planning Division (D&HP)	FY 99
<u>Traffic & Streetscapes</u> - To minimize the negative effects of traffic on adjacent neighborhoods and existing businesses, implement the recommendations of the Southwest Traffic Study, including the following: a. De-emphasize Orange Grove Boulevard for auto traffic by constructing dual southbound left turn lanes to encourage traffic to use Green Street to get to Fair Oaks Avenue, Raymond Avenue or Arroyo Parkway to continue southbound, rather than Orange Grove Boulevard. In addition, Green Street should be restriped to have two eastbound lanes and one westbound lane in this area.	Re-stripe Green Street and construct dual left turn lanes on Orange Grove Boulevard.	Public Works / Transportation	FY 99

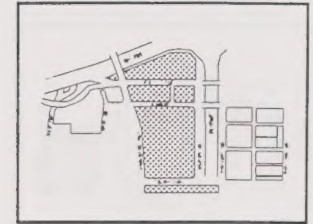


Implementation Plan

Orange Grove / Colorado Sub-Area

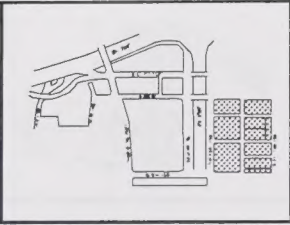
Future Use of the former Ambassador College Property (Pg. 90-93)

Strategies & Recommendations	How	Who	Start
b. The signals on Orange Grove Boulevard will be adjusted to discourage traffic from exceeding the posted speed limit of 35 miles per hour.	Adjust timing of Orange Grove Boulevard signals.	Public Works / Transportation	FY 99
c. Explore opportunities to retain Ambassador Auditorium as a performing arts venue. Also explore the option of utilizing the public art requirement for any development on this site to fund a program for a performing arts cooperative in the Auditorium or a leaseback arrangement of the Auditorium to performing arts organizations in Pasadena under the jurisdiction of the Cultural Planning Division with approval of the Arts Commission.		Planning Division (Arts)	FY 99



Orange Grove / Colorado Sub-Area Development of West Colorado Boulevard (Pg. 94-98)

Strategies & Recommendations	How	Who	Start
<u>Land Use and Development Standards</u> - To provide the flexibility needed to allow new development to respond to market demand, adopt land use and development standards as outlined on pages 95-96.	Adopt an ordinance to amend the existing zoning map and zoning code for this area.	Planning Division	FY 99
<u>Design Guidelines</u> - To preserve the high quality atmosphere that is the hallmark of this area, adopt design guidelines as outlined on page 97.	Adopt design guidelines	Planning Division (D & HP)	FY 99
<u>Streetscape</u> - To establish a link to Old Pasadena over the Colorado Boulevard freeway overpass: • Improve the Colorado Boulevard, Green Street and Union Street overpasses, with lighting, landscaping and public art as specified in the Old Pasadena Streetscapes and Alley Walkways Plan. • Do not extend the Old Pasadena retail area into this area. • Provide a pleasant transition from Old Pasadena into the West Gateway area via the overpasses on Union Street, Colorado Boulevard and Green Street. • Use art to enhance the transition between the West Gateway and Old Pasadena areas.	Implement the Old Pasadena Streetscapes and Alley Walkways Plan.	Public Works/ Transportation Planning Division	FY 98 - FY 99
<u>Traffic and Parking</u> a. Depending on the future development of the Worldwide Church of God and the Rusnak auto dealer property, a traffic signal, or pedestrian crossing may be considered at Colorado Boulevard and Terrace Drive. b. Establish a West Gateway parking district, which could include the Orange Grove / Colorado and the South DeLacey Sub-areas. c. Manage existing parking resources through shared parking arrangements, assessment districts, etc.	Evaluate the feasibility of a traffic signal or pedestrian crossing. Establish a West Gateway Parking District and limited parking meter zones.	Public Works/ Transportation Public Works / Transportation Public Works / Transportation	Evaluate, as new uses develop. FY 99 FY 99

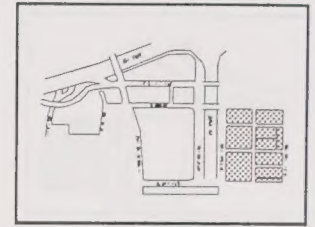


Implementation Plan

South DeLacey Corridor - Area 1

Retain the Historic Character through Design and Zoning Guidelines (Pg. 100-103)

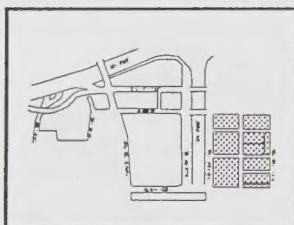
Strategies & Recommendations	How	Who	Start
The overall recommendation is that the Area 1 portion of the South DeLacey Corridor Sub-area be changed to the same zoning designation as Old Pasadena (CD 1). The strategy focuses on the preservation of historic buildings and on the impact of new development on historic buildings in the Sub-area.	Adopt an ordinance to amend the existing zoning map to change this area to CD 1.	Planning Division	FY 99
<u>Land Uses and Development Standards</u> - Follow the zoning standards of CD 1 - Old Pasadena with the following exceptions: - Residential density up to 60 dwelling units per acre; and - Allow for variation in the front setback to encourage outdoor dining or enhanced landscaping.	Adopt an ordinance to amend the existing zoning map and zoning code for this area.	Planning Division	FY 99
Recommend that all of the CD1 - Old Pasadena zoning district be amended to allow an additional story in building height for housing.	Adopt an ordinance to amend the zoning code for the CD 1 area.	Planning Division	FY 99
Allow new centralized parking to serve South DeLacey Avenue area businesses, and residents. Adequate parking should be required for all new development in this Sub-area.	Adopt an ordinance to amend the existing zoning map and zoning code for this area.	Planning Division	FY 99
<u>Historic Preservation</u> - Preserve significant historic buildings. If renovated, follow the Secretary of Interior's Standards.	Submit a landmark nomination for all buildings in the Historic Inventory as having status codes of 2S1, 3S, 3D, 4S1, and 5S1. As funding and resources are available, support and participate in nominating qualifying properties, either individually or as multiple resource nominations, for the National Register of Historic Places.	Planning Division (D & HP)	FY 99



South DeLacey Corridor - Area 1

Retain the Historic Character through Design and Zoning Guidelines (Pg. 100-103)

Strategies & Recommendations	How	Who	Start
<u>Design Guidelines</u> - To ensure that new buildings are compatible with the historic buildings, the Design Guidelines for Old Pasadena will be applied to new development in this area. Additional design guidelines are outlined on pages 101-102.	Adopt design guidelines	Planning Division	FY 99
<u>Traffic & Streetscape</u> - To minimize the negative effects of traffic on adjacent neighborhoods and existing businesses, and to provide an improved pedestrian environment for streets, the following should be considered: a. Shared parking for local businesses during daytime hours and valet parking during the nighttime.		Public Works/ Transportation, Planning and Permitting	FY 99
b. Create a West Gateway parking district separate from Old Pasadena, which could include a possible parking garage.		Public Works / Transportation	FY 99
c. Improve the (Dayton facing) rear entrances of the buildings on Green Street. Screen loading areas.	Adopt design guidelines	Planning Division	FY 99
d. Facilitate the undergrounding of utilities on Dayton Street and DeLacey Avenue.		Public Works / Transportation	
e. Improve Baker and Central Alleys with paving, lighting and signage as envisioned in the Old Pasadena Streetscapes and Alley Walkways Plan.	Implement the Old Pasadena Streetscapes and Alley Walkways Plan.	Public Works/ Transportation, Planning and Permitting	FY 98 - FY 99
f. Improve the pedestrian environment on Green Street and Fair Oaks Avenue, by providing street furniture, and improved landscaping as envisioned in the Old Pasadena Streetscapes and Alley Walkways Plan.	Implement the Old Pasadena Streetscapes and Alley Walkways Plan.	Public Works/ Transportation, Planning and Permitting	FY 98 - FY 99
g. Study changing the Green/Union couplet from one-way to two-way, east of Pasadena Avenue to Fair Oaks Avenue or beyond.	Initiate a study	Public Works / Transportation	FY 99

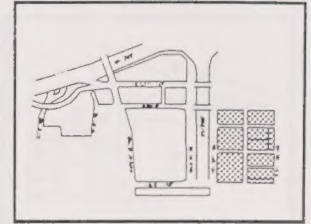


Implementation Plan

South DeLacey Corridor - Area 1

Retain the Historic Character through Design and Zoning Guidelines (Pg. 100-103)

Strategies & Recommendations	How	Who	Start
h. Promote a pedestrian connection to Old Pasadena along DeLacey Avenue through the use of streetscape enhancements, such as lighting, trees, arts elements, street furniture, etc.		Planning and Permitting Public Works / Transportation	
i. Study alternatives to enhance pedestrian crossing across Fair Oaks Avenue through Central Park to the proposed Transportation Center at Del Mar Boulevard.	Initiate a study, in conjunction with the MTA.	Planning & Permitting Public Works/ Transportation	FY 98

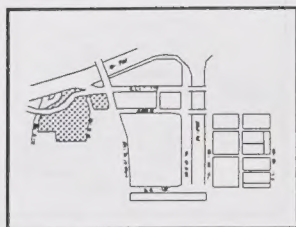


South DeLacey Corridor - Area 2

Transition between Old and New Development in the South DeLacey Corridor (Pg. 104-107)

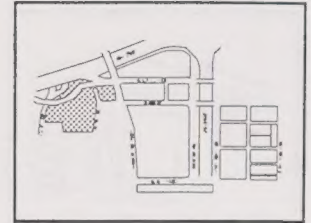
Strategies & Recommendations	How	Who	Start
<u>Land Use and Development Standards</u> - The overall land use strategy for Area 2 is to provide flexibility by allowing residential, office (business & professional, government), corporate center, incidental retail, and institutional (cultural institution, school) uses. The specific recommendations are on page 105-107.	Adopt an ordinance to amend the existing zoning map and zoning code for this area.	Planning Division	FY 99
<u>Design & Preservation Guidelines</u> – The preservation and design guidelines for new development in this area are outlined on page 106-107.	Adopt design guidelines	Planning Division	FY 99
<u>Streetscape</u> - To minimize the negative effects of traffic on adjacent neighborhoods and existing businesses, the following streetscape features should be considered: a. Valley Street should serve as a promenade and provide a connection to Central Park.		Public Works / Transportation Planning Division	
b. Add street trees to DeLacey Avenue, Valley Street and other streets not included in the Old Pasadena Streetscapes and Alley Walkways Plan.		Public Works / Transportation	FY 99
c. Facilitate undergrounding of utilities on DeLacey Avenue, Dayton and Valley Streets.		Public Works / Transportation	FY 99
d. Enhance the DeLacey Avenue / Valley Street intersection as the center of the South DeLacey area and as the gateway to Old Pasadena and Central Park.		Public Works / Transportation Planning Division	FY 99
f. Create a West Gateway parking district, including a possible parking garage to serve area businesses and residents, and Old Pasadena.	Establish a West Gateway Parking District and limited parking meter zones.	Public Works / Transportation	FY 99
g. Manage existing parking resources through shared parking arrangements, assessment districts, etc.		Public Works / Transportation	FY 99

Implementation Plan



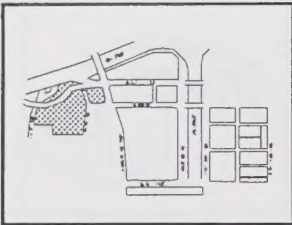
Future Use of the Vista del Arroyo Bungalows (Pg. 110-115)

Strategies & Recommendations	How	Who	Start
Pursue preservation and prevent further deterioration of the bungalows by securing compliance with property maintenance requirements.	Seek enforcement of federal restrictions (covenants) which require preservation and maintenance of the bungalows. Convene meetings with responsible parties, determine appropriate actions, and formulate a solution.	Planning Division and California State Historic Preservation Office (SHPO)	FY 99
	Monitor the property for compliance with court mandated property maintenance requirements. Conduct inspections on a regular basis and in response to complaints. Refer incidents of noncompliance to the City Prosecutor's Office.	Planning Division and City Prosecutor's Office	on-going
	Adopt the Vacant Building Ordinance. Following adoption of this ordinance, include the bungalows in the City's Vacant Buildings Register and ensure continued implementation of a maintenance plan by the property owner.	Inspection Services Administrator	FY 99



Future Use of the Vista del Arroyo Bungalows (Pg. 110-115)

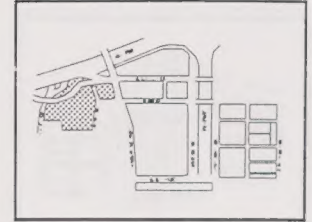
Strategies & Recommendations	How	Who	Start
Promote preservation of the Vista del Arroyo Bungalows by making available incentives and special provisions for rehabilitation.	Projects including rehabilitation of the bungalows will be considered for incentives and provisions which may include the Rehabilitation Tax Credit, State Historical Building Code alternative requirements, waiver of some City fees associated with building rehabilitation, and a special property tax assessment under the Mills Act (if the City participates in this program in the future).	Planning Division (D & HP)	At time of submittal of Planned Development (PD) project
Support the adaptive re-use of the bungalows by increasing options for future use of the site with land uses that are compatible with the neighborhood, as outlined on page 112.	Adopt an ordinance to amend the Zoning Code to allow identified land uses and amend the Zoning Map to reflect the new zoning designations, where applicable.	Planning Division	FY 99
Support the adaptive re-use of the Vista del Arroyo bungalows by creating flexible development standards that respond to the unique site constraints, as outlined on pages 112-114.	Adopt an ordinance to amend the Zoning Code to include development standards set by the Specific Plan and require development proposals to be established through the Planned Development (PD) process. Through this process, development standards not set by the Specific Plan (i.e. setbacks, open space, parking location, etc.) will be tailored for the specific project.	Planning Division	At time of submittal of PD project
Advance potential for adaptive reuse of the bungalows by identifying and securing a viable project/use for the site.	Support stakeholders' initiative for forming a small working group which will formulate strategies to identify and secure a viable project/use on the site. Staff will lend technical assistance, as necessary.	Stakeholders Working Group, Planning Division	FY 99 tentative depends on property owner's co-operation



Implementation Plan

Future Use of the Army Reserve Training Center Site (Pg. 116-119)

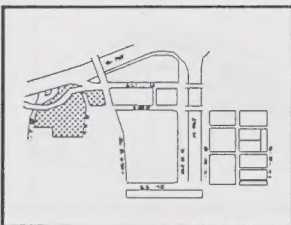
Strategies & Recommendations	How	Who	Start
Allow continued use of the Army Reserve site for institutional uses and provide for residential uses compatible with the neighborhood, as outlined on pages 118-119.	Adopt an ordinance to amend the Zoning Code to: a) allow only specific uses at this site; b) incorporate development standards set by the Specific Plan; and c) require non-residential development proposals to be established through the PD process. Adopt an ordinance to amend the Zoning Map to reflect new zoning designations, where applicable.	Planning Division	FY 99
Improve the appearance of the Army Reserve Training Center to enhance views of the site and compatibility with the environment along Arroyo Boulevard.	Make site improvements, including landscaping, to improve views of parking and storage areas. Convene meetings with U.S. Army representatives to develop a landscaping plan and implementation schedule (the landscaping plan should consider the use of plant materials that complement the natural environment of the Arroyo Seco area).	Planning Division and U. S. Army representatives	FY 99



Other Vista Implementation Programs (Pg. 120)

Strategies & Recommendations	How	Who	Start
Maintain and enhance existing open spaces, including Defenders Park.	Assess Defenders Park conditions, including lighting, and determine improvements necessary to enhance the safety of park users. Present recommendations and funding request to the Recreation and Parks Commission. If major improvements are recommended, include in the Capital Improvement Program.	Public Works (Parks and Natural Resources with neighborhood input)	FY 99
Enhance and protect views of the Bungalows Sub-Area from the Colorado Street Bridge.	Adopt design guidelines. Require development proposals to adhere to Specific Plan design guidelines. When reviewing a project through the PD process, develop specific landscaping and design guidelines to minimize possible unsightly views.	Planning Division (D&HP)	FY 99 and during PD review

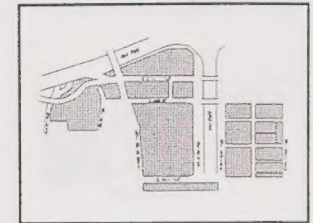
Utilities and Infrastructure



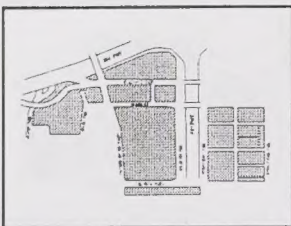
Implementation Plan

Other West Gateway Implementation Programs

Strategies & Recommendations	How	Who	Start
Develop and distribute an informational brochure on the architecture and history of the West Gateway Specific Plan area summarizing the information from the historic resources inventory into a more accessible format.		Planning (D&HP, AP)	FY 99
Implement the Central Park Master Plan			
Staff will review demolitions and relocations affecting buildings that are not listed in the historic resources inventory.	Through review of applications for demolition.	Planning (D&HP)	FY 99
The Cultural Heritage Commission has the authority to delay alterations to buildings in the Pasadena Municipal Code Chapter 2.75.	Through review of applications for demolition.	Planning (D&HP)	FY 99



Utilities and Infrastructure



Utilities and Infrastructure

The Future - Utilities and Infrastructure

The Utilities and Infrastructure section contains information about existing conditions for the following in the West Gateway Specific Plan: Water, Wastewater, Solid Waste, Drainage, Public Safety, Schools, Fire Protection, and Energy.

The anticipated growth in the West Gateway Specific Plan area allows for 75 residential units and 800,000 square feet of new nonresidential development. With the inclusion of the South DeLacey Corridor into the West Gateway Specific Plan area, an additional 1,000 residential units and 150,000 square feet of nonresidential development can be developed under the Specific Plan. This potential new development is consistent with the anticipated growth identified in the General Plan which is in compliance with SCAG's population growth estimates for Pasadena. Implementation of the Specific Plan will not require any significant changes in the infrastructure and utilities in the Specific Plan area.

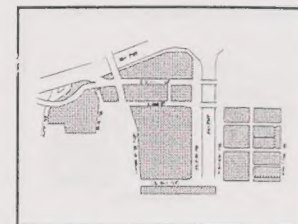
Water

The water demand generated by the future residential and commercial uses is not anticipated to create significant levels of additional water demand. Sufficient capacity exists in the current system to

accommodate the amount of demand created by the current usage and the new development permitted by the Specific Plan. As identified in the General Plan EIR, the additional demand is regionally significant, but is mitigated in the City of Pasadena by an adequate water supply to handle the additional demand and the continued implementation of City-mandated water conservation programs. Future development generated by the implementation of this Specific Plan will need to comply with the Water Shortage Procedures Ordinance (P.M.C. 13.10.020), which mandates that any future project shall only consume 90 percent of expected consumption.

Wastewater

With no industrial square footage proposed for the Specific Plan, there will be less than the anticipated wastewater demand. It is estimated that the Specific Plan area will generate approximately 167,000 gallons per day of wastewater for residential uses and 190,000 gallons per day for commercial uses. The City requires the developer of any new development to pay the imposed sewer connection fee to the Los Angeles County Sanitation District. These fees will allow for the expansion of the sewer system to accommodate the proposed projects and future projects in the City.



Solid Waste

By the year 2010, growth anticipated in the City's General Plan EIR will result in an increase of approximately 37,008 tons per year of solid waste. This is considered a potentially significant impact. The Specific Plan area will generate 376 pounds per day of suspended solids for residential uses and 428 pounds per day of suspended solids for commercial uses. The City has already taken the appropriate measure to meet its obligations regarding its solid waste plan and policies. The City's solid waste plan is consistent with the Los Angeles County Solid Waste Management Plan and will not be impacted by the Specific Plan.

Drainage

Since anticipated development will cover no more, if not less, hard surface area than currently exists, the growth anticipated by the Specific Plan will have a less than significant impact on the surface flow. The Specific Plan includes requirements for more landscaped areas, which should lessen surface drainage, increase the recharge of groundwater resources and limit potential flooding in the Specific Plan and neighboring areas. Erosion and subsequent deposit of particles in the drainage channel caused

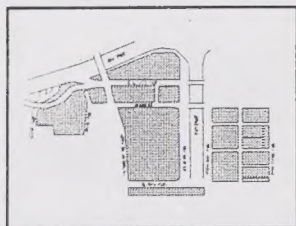
by the construction activity anticipated by the Specific Plan will be mitigated by existing construction requirements of the Uniform Building Code and federal, state and municipal requirements.

Public Safety

The growth anticipated by the Specific Plan will increase the need for public safety services. The City of Pasadena Police Department provides public safety services to the City. The Central Police Station located at 207 North Garfield Avenue is approximately 0.38 miles from the Specific Plan area. The police department has indicated that the station is of adequate size to serve as police headquarters for a projected citywide 2010 population of 152,798. Additional police services are not anticipated to be required in the Specific Plan area as a result of new development.

Schools

When specific projects are developed, a school development impact fee is collected by the City for the Pasadena Unified School District (P.U.S.D.) on each residential unit constructed. The following schools are located near the Specific Plan area: San Rafael and Allendale Elementary; and Blair High



The Future - Utilities and Infrastructure

School. In the Specific Plan, 1,075 residential dwelling units are anticipated for development with an estimate of 430 school age children, based on the P.U.S.D's generation factor of 0.4 children per dwelling unit. Additionally, the new non-residential development (950,000 square feet) is anticipated to generate approximately 154 students. A total of 584 school age children could result from new residential and non-residential development proposed in the West Gateway Specific Plan area. This may create a significant impact on the School District.

Currently, the middle and high schools are operating well below capacity and, thus, the increase in enrollment would not create a significant impact. However, some elementary schools are operating at its optimal and near capacity.

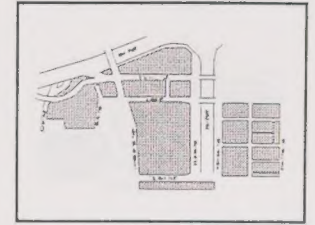
Although the P.U.S.D. has lease sites available for expansion of elementary schools, significant problems would be associated with the development of new school facilities. As a result of existing capacity problems for elementary school in the P.U.S.D., and the difficulties associated with converting lease sites to schools, it is assumed that with the increase in elementary school enrollment in the West Gateway Specific Plan area, there will

be an imbalance between elementary school enrollment and capacity.

The potential to off-set increased costs to the P.U.S.D. is through a Development Impact Fee (permitted under State law and enacted by the P.U.S.D.). At present, the Development Impact Fee is \$0.30 per square foot assessed on all new commercial developments or additions to existing commercial developments. The Development Impact Fee is \$1.84/square feet for new residential development, and additions to existing residential development greater than 500 square feet. This fee will minimize the cost of adding new students to the schools, and reduce potential significant adverse impacts to acceptable levels.

Fire Protection

The Specific Plan area includes Fire Station No. 31, located at 135 South Fair Oaks Avenue. The Specific Plan anticipates that this station will remain in its current location. The Specific Plan area is located in a low fire hazard area of the City. Thus, no expansion of services is anticipated.

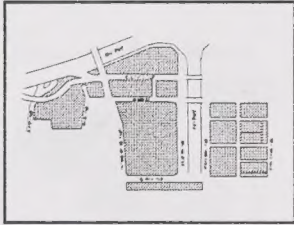


Energy

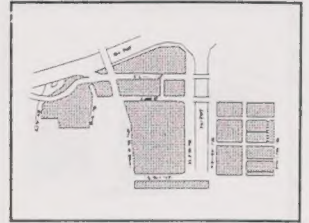
The Specific Plan area is currently being served by the Southern Gas Company and by the City of Pasadena Department of Water and Power. No significant impacts are anticipated since the Specific Plan area is currently well served and this is adequate capacity to provide service to the anticipated growth in residential and commercial uses (1,075 new residential units and 950,000 square feet of new nonresidential).

Conclusion

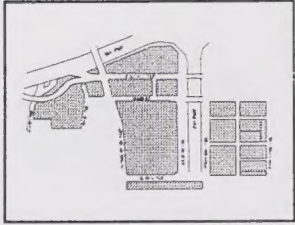
The current providers for utilities and infrastructure will continue to provide services for the Specific Plan area. Growth anticipated in the Specific Plan area can be accommodated by the current providers without significant changes in service delivery.



Appendix - Chronology of Public Events



Appendix Chronology of Public Events



Appendix - Chronology of Public Events

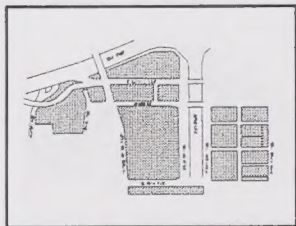
West Gateway Specific Plan Chronology of Public Meetings and Notification

March 13, 1995	City Council discussion of West Gateway Specific Plan
March 27, 1995	Planning staff meets and tours with Worldwide Church of God representatives
March 27, 1995	City Council initiates West Gateway Specific Plan and defers Central District Plan
April 12, 1995	Joint Planning Commission and Transportation Advisory Committee meeting
May 10, 1995	West Pasadena Residents' Association Board Meeting - staff presentation
May 17, 1995	West Pasadena Residents' Association Annual Meeting - Planning staff attends to add residents to mailing list and hand out flyers
June 7, 1995	East Arroyo Residents' Association Board Meeting - staff presentation
June 8, 1995	Linda Vista Homeowners' Association Board Meeting - staff presentation
July 16, 1995	Planning staff meet with Vista del Arroyo bungalows property owner
October 4, 1995	Planning staff contacted Elks Club Lodge Representatives, who declined to meet at this time
October 11, 1995	Planning staff meet with Norton Simon Museum & Foundation representatives
October 17, 1995	Planning staff meet with Tournament of Roses representative

Appendix - Chronology of Public Events



October 24, 1995	Planning staff meet with 9th Circuit Court of Appeals and Western Justice Center Foundation representatives
October 26, 1995	Presentation on the Plan and process to the Chamber of Commerce Economic Development Committee
November 8, 1995	Planning Commission West Gateway Specific Plan status report
January 10, 1996	Planning Commission West Gateway Specific Plan progress report and request for Commission representatives
March 7, 1996	Council District 6 meeting - update on Plan and process
March 22, 1996	West Gateway Specific Plan Coordinating Committee meeting
April 19, 1996	West Gateway Specific Plan Coordinating Committee meeting
April 30, 1996	West Pasadena Residents' Association Annual meeting - Brief update on the Plan and process
May 3, 1996	West Gateway Specific Plan Coordinating Committee meeting
May 8, 1996	Planning Commission progress report and timeline
May 17, 1996	West Gateway Specific Plan Coordinating Committee meeting
May 23, 1996	Community Wide Workshop #1 <i>Press conference - with Pasadena Star News, Los Angeles Times, Herald Tribune, and Pasadena Weekly</i> <i>Notices mailed to residents in the 91105 zip code and to all property owners and businesses / tenants within a 300 foot radius of the WGSP boundary</i>

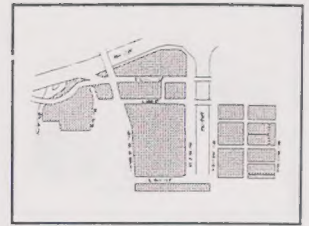


Appendix - Chronology of Public Events

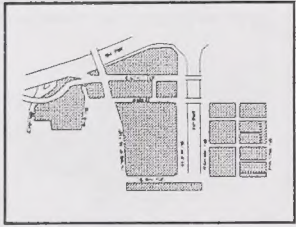
Star News article - May 22, 1996; *Pasadena Weekly* article - May 23, 1996
Neighborhood Connections Notes to Community Leaders (250 notices)

- | | |
|---------------|---|
| May 29, 1996 | Planning staff meet with Worldwide Church of God representatives |
| May 31, 1996 | West Gateway Specific Plan Coordinating Committee meeting |
| June 12, 1996 | Planning Commission status report |
| June 13, 1996 | West Gateway Specific Plan Coordinating Committee meeting |
| June 27, 1996 | Orange Grove / Colorado Subarea Working Group Meeting #1
<i>Letter announcing working group meetings mailed to working group members and all attendees of May 23rd Community Workshop</i> |
| June 28, 1996 | West Gateway Specific Plan Coordinating Committee meeting |
| July 2, 1996 | Vista del Arroyo Bungalows Subarea Working Group Meeting #1
<i>Letter announcing working group meetings mailed to working group members and all attendees of May 23rd Community Workshop</i> |
| July 9, 1996 | South DeLacey Subarea Working Group Meeting #1
<i>Letter announcing working group meetings mailed to working group members and all attendees of May 23rd Community Workshop</i> |
| July 10, 1996 | Joint Planning Commission and Transportation Advisory Commission meeting (oral status report) |

Appendix - Chronology of Public Events



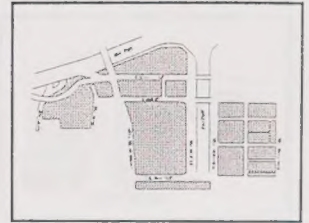
July 12, 1996	West Gateway Specific Plan Coordinating Committee meeting
August 9, 1996	West Gateway Specific Plan Coordinating Committee meeting
August 13, 1996	Vista del Arroyo Bungalows Walking Tour & Working Group Meeting #2 <i>Letter and previous meeting summary mailed to working group members</i>
August 23, 1996	West Gateway Specific Plan Coordinating Committee meeting
September 20, 1996	West Gateway Specific Plan Coordinating Committee meeting
October 4, 1996	West Gateway Specific Plan Coordinating Committee meeting
October 18, 1996	West Gateway Specific Plan Coordinating Committee meeting
October 29, 1996	South DeLacey Corridor Subarea Working Group Meeting #2 <i>Letter and previous meeting summary mailed to working group members</i>
November 1, 1996	West Gateway Specific Plan Coordinating Committee meeting
November 6, 1996	Vista del Arroyo Bungalows Subarea Working Group Meeting #3 <i>Letter, previous meeting summary, and review materials mailed to working group members</i>
November 7, 1996	Orange Grove / Colorado Subarea Working Group Meeting #2 <i>Letter, previous meeting summary, and review materials mailed to working group members</i>
November 15, 1996	West Gateway Specific Plan Coordinating Committee meeting



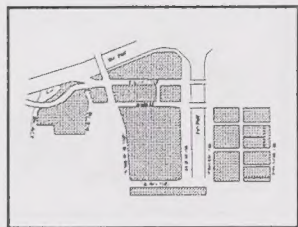
Appendix - Chronology of Public Events

December 4, 1996	South De Lacey Corridor Working Group Meeting #3 <i>Letter, previous meeting summary, and review materials mailed to working group members</i>
December 9, 1996	Design Commission status report
December 11, 1996	Planning Commission status report
December 12, 1996	Vista del Arroyo Bungalows Subarea Working Group Meeting #4 <i>Letter, previous meeting summary, and review materials mailed to working group</i>
December 13, 1996	West Gateway Specific Plan Coordinating Committee meeting
January 6, 1997	Cultural Heritage Commission status report
January 9, 1997	Community Development Committee status report
January 10, 1997	Transportation Advisory Commission status report
January 10, 1997	West Gateway Specific Plan Coordinating Committee meeting
January 15, 1997	West Gateway Subarea Working Group Participants Update <i>Letter mailed to members of all three working groups</i>
January 24, 1997	West Gateway Specific Plan Coordinating Committee meeting
February 7, 1997	West Gateway Specific Plan Coordinating Committee meeting

Appendix - Chronology of Public Events



March 7, 1997	West Gateway Specific Plan Coordinating Committee meeting
March 21, 1997	West Gateway Specific Plan Coordinating Committee meeting
April 4, 1997	West Gateway Specific Plan Coordinating Committee meeting
April 18, 1997	West Gateway Specific Plan Coordinating Committee meeting
May 2, 1997	West Gateway Specific Plan Coordinating Committee meeting
May 15, 1997	West Pasadena Residents' Association Annual Meeting - West Gateway Presentation <i>Notices to all residents in the W.P.R.A. boundaries</i>
Spring 1997	West Pasadena Residents' Association newsletter - West Gateway update article
May 16, 1997	West Gateway Specific Plan Coordinating Committee meeting
May 20, 1997	Orange Grove / Colorado Subarea Working Group Meeting #3 <i>Letter, preliminary plan and comment sheet mailed to working group members</i>
May 21, 1997	South DeLacey Corridor Working Group Meeting #4 <i>Letter, preliminary plan and comment sheet mailed to working group members</i>
May 30, 1997	West Gateway Specific Plan Coordinating Committee meeting
June 4, 1997	Vista del Arroyo Bungalows Subarea Working Group Meeting #5 <i>Letter, preliminary plan and comment sheet mailed to working group members</i>



Appendix - Chronology of Public Events

June 13, 1997	West Gateway Specific Plan Coordinating Committee meeting
June 25, 1997	Planning Commission status report
June 27, 1997	West Gateway Specific Plan Coordinating Committee meeting
July 8, 1997	Community Wide Workshop #2 and Environmental Impact Report Scoping Session <i>2,935 notices sent to neighboring residents and property owners and working group members</i> <u>Pasadena Weekly</u> article July 4, 1997 <u>L.A. Times</u> article July 3, 1997 <u>Pasadena Star News</u> article July 6, 1997 KPAS cable television bulletin board <u>Neighborhood Connections Notes to Community Leaders</u> (250) Flyers available at Central Library, Linda Vista Branch Library and San Rafael Branch Library Flyers available at Permit Center counter, City Hall Information booth and Housing and Development Department counter <u>West Pasadena Residents' Association Newsletter</u>
July 14, 1997	City Council information item
July 25, 1997	West Gateway Specific Plan Coordinating Committee meeting
August 8, 1997	West Gateway Specific Plan Coordinating Committee meeting
August 22, 1997	West Gateway Specific Plan Coordinating Committee meeting

Appendix - Chronology of Public Events



September 11, 1997	West Gateway Specific Plan Coordinating Committee meeting
September 29, 1997	West Gateway Specific Plan Coordinating Committee meeting
October 6, 1997	West Gateway Specific Plan Coordinating Committee meeting
January 28, 1998	Planning Commission Public Hearing on the Draft E.I.R.
February 9, 1998	Arts Commission Public Hearing on the Draft Plan and Draft E.I.R.
March 2, 1998	Cultural Heritage Commission Public Hearing on the Draft Plan and Draft E.I.R.
March 6, 1998	Transportation Advisory Commission Public Hearing on the Draft Plan and Draft E.I.R.
March 9, 1998	Design Commission Public Hearing on the Draft Plan and Draft E.I.R.
March 12 & 26, 1998	Community Development Committee Public Hearing on the Draft Plan and Draft E.I.R.
April 8, 1998	West Gateway Specific Plan Coordinating Committee meeting
May 13, 1998	Planning Commission Public Hearing on the Draft Plan and Final E.I.R.
July 13, 1998	City Council Public Hearing on the Draft Plan and Final E.I.R.

U.C. BERKELEY LIBRARIES



C101745987

